



AGENDA

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

**August 17, 2021
6:00 P.M.**

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

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

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

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

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

Zoom Meeting ID: 521620472

Password: 659847

Telephonically: Dial: 888-475-4499

Meeting ID: 521620472

Public Comment: *The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.*

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

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

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

City of Santa Fe Springs

Regular Meetings

August 17, 2021

1. **CALL TO ORDER**

2. **ROLL CALL**

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

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **PUBLIC COMMENTS** *This is the time when comments may be made by citizens on matters under the jurisdiction of the City Council, on the agenda and not on the agenda. Each citizen is limited to three (3) minutes.*

PUBLIC FINANCING AUTHORITY

6. **CONSENT AGENDA**

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

- a. Minutes of the July 20, 2021 Public Financing Authority Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

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

Recommendation:

- Receive and file the report.

WATER UTILITY AUTHORITY

7. **CONSENT AGENDA**

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

- a. Minutes of the July 20, 2021 Water Utility Authority Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

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

Recommendation:

- Receive and file the report.

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

Recommendation:

- Receive and file the report.

HOUSING SUCCESSOR

8. CONSENT AGENDA

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

Minutes of the July 20, 2021 Housing Successor Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

SUCCESSOR AGENCY

9. CONSENT AGENDA

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

Minutes of the July 20, 2021 Successor Agency Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

CITY COUNCIL

10. CONSENT AGENDA

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

- a. Minutes of the July 20, 2021 Regular City Council Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

- b. Aquatic Center Roof Replacement Project – Final Payment (Public Works)

Recommendation:

- Approve the Final Payment to Letner Roofing Company of Orange, California for \$54,968.90 (less 5% retention).

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

Recommendation:

- Adopt Resolution No. 9728:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19

- d. Quarterly Treasurer's Report of Investments for the Quarter Ended June 30, 2021 (Finance)

Recommendation:

- Receive and file the report.

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

Recommendation:

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

PUBLIC HEARING

11. Zoning Text Amendment – Billboards Along Interstate 605 (Planning)

Ordinance No. 1118: An Ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to Billboards

- Open the Public Hearing; and
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
- Introduce Ordinance No. 1118 for first reading;
- An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to Billboards.

PUBLIC HEARING

12. Adoption of Mitigated Negative Declaration (Planning)

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

Recommendation:

- Consider the information presented in this report, in combination with the July 12, 2021 Planning Commission staff report and minutes, which collectively provides the necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding the appeal matter and, thereafter any comments from the public regarding this appeal matter and, thereafter, close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment that cannot be mitigated; and
- Approve Development Plan Approval Case No. 980, subject to the

conditions of approval as contained within Resolution No. 190—2021.

NEW BUSINESS

13. Approval of Vending Machine Agreement between City of Santa Fe Springs and Joseph Welch of Better 4 You Vending (Community Services)
Recommendation:
- Approve a 2-year Vending Machine Agreement with Joseph Welch of Better 4 You Vending.
14. Approval of Volunteer Services Agreement between City of Santa Fe Springs and Horrigan Cole Enterprises, Inc., DBA Cole Vocational Services for Fiscal Year 2021-2022 (Community Services)
Recommendation:
- Approve a 1-year volunteer services agreement between the City of Santa Fe Springs and Horrigan Cole Enterprises, Inc., DBA Cole Vocational Services.
15. Fitness Court Project at Los Nietos Park – Authorize the Purchase of Equipment and Award of Contract (Community Services)
Recommendation:
- Authorize the purchase of Fitness Court® Equipment for the Fitness Court Project at Los Nietos Park;
 - Authorize the Director of Purchasing to issue a purchase order in the amount of \$122,185.33 to process this order;
 - Accept the proposal for installation;
 - Award a contract to Engineered Installation Solutions, of Fort Mill, SC, in the amount of \$27,000.00.
16. Approval of Agreement between the City of Santa Fe Springs and California State University, Long Beach for Student Intern Program (Community Services)
Recommendation:
- Approve Library Education Student Field Placement Agreement between the City of Santa Fe Springs and California State University, Long Beach.
 - Authorize the Mayor to execute and sign the Library Education Student Field Placement Agreement between the City of Santa Fe Springs and California State University, Long Beach.
17. Purchase of One (1) Towable Concrete Mixing Trailer by Awarding an Order to Cart-Away Concrete Systems, Inc. (Finance)
Recommendation:
- Purchase of one (1) Towable Concrete Mixing Trailer by Awarding an Order to Cart-Away Concrete Systems, Inc.;
 - Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$34,681.20 to Cart-Away Concrete Systems, Inc.
18. Purchase of One (1) Advance Rider Sweeper by Awarding an Order to Nilfisk by

Piggybacking Off the Pricing of GSA Industrial Contract #GS-30F-001DA (Finance)

Recommendation:

- Purchase of one (1) Advance Rider Sweeper by awarding an order to Nilfisk by piggybacking off the pricing of GSA contract #GS-03F-001DA;
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$45,691.57 to Nilfisk.

19. Purchase of One (1) New 2022 Chevrolet Traverse by Awarding an Order to George Chevrolet (Finance)

Recommendation:

- Purchase of one (1) New 2022 Chevrolet Traverse by awarding an order to George Chevrolet;
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$34,961.39 to George Chevrolet.

20. Nurse Educator and Quality Improvement Coordinator: Authorization to Advertise Request for Proposals (Fire)

Recommendation:

- Authorize the Fire Chief to advertise a Request for Proposals to provide Nurse Educator and Quality Improvement Coordinator Services.

21. Southern California Edison (SCE) Owned Street Lights Retrofit – Approval of Fixture Replacement Rate Agreement (Public Works)

Recommendation:

- Authorize City Manager to execute Fixture Replacement Rate Agreement with SCE.

22. Second Amendment to City Manager Employment Agreement (City Attorney)

Recommendation:

- Approve the Second Amendment to the City Manager Employment Agreement.
- Authorize the Mayor to execute the Second Amendment.

23. Resolution No. 9729 and 9730 – Opposing Senate Bill 9 (Atkins) and Senate Bill 10 (Weiner) (City Manager)

Recommendation:

- Adopt Resolution No. 9729, opposing Senate Bill 9 (Atkins) which would require ministerial approval of housing development containing two residential units and any parcel map dividing a lot into two equal parts, for residential use
- Adopt Resolution No. 9730, opposing Senate Bill 10 (Weiner), which would require ministerial approval of housing development containing up to 10 units.

24. Approval of Personnel Modifications (Finance)

Recommendation:

- Approve the classification specification changes for the following positions: Administrative Assistant I, Account Clerk Supervisor, Executive Assistant to City Manager/City Council, Senior Human Resources Analyst.
- Adopt classification specifications for the following positions: Assistant Director of Planning, Deputy City Clerk, Municipal Affairs Manager, Public Information Officer, Public Safety Officer Supervisor, Youth Intervention Program Supervisor, Senior Accountant, and Storekeeper.
- Approve changes to the City's salary schedule.


25. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS

26. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

27. COUNCIL COMMENTS

28. ADJOURNMENT

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



Janet Martinez, CMC, City Clerk

August 13, 2021

Date Posted

FOR ITEM NO. 6A
PLEASE SEE ITEM NO. 10A



CONSENT CALENDAR

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

RECOMMENDATION

Receive and file the report.

BACKGROUND

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

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 7/31/2021

None

Outstanding principal at 7/31/2021

\$41,001,082

Bond Repayment

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

Unspent Bond Proceeds

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

2016 Bond Refunding

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

2017 Bond Refunding

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



Raymond R. Cruz
City Manager/Executive Director

FOR ITEM NO. 7A
PLEASE SEE ITEM NO. 10A



CONSENT CALENDAR

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

RECOMMENDATION

Receive and file the report.

BACKGROUND

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

Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 7/31/2021	None
Outstanding principal at 7/31/2021	\$6,890,000

Water Revenue Bonds, 2018

Financing proceeds available for appropriation at 7/31/2021	None
Outstanding principal at 7/31/2021	\$1,025,000

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

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

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

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



Raymond R. Cruz
City Manager/Executive Director



CONSENT AGENDA

Status Update of Water-Related Capital Improvement Projects

RECOMMENDATION

- Receive and file the report.

BACKGROUND

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

On-Call Emergency Water Repair Services

Staff performs emergency pipeline repair and replacement work that at times exceeds staff's ability and capacity to address internally. Representative projects typically consist of larger diameter pipelines (i.e., greater than 12" diameter), pipelines located in congested thoroughfares, and deeper installations requiring protective shoring. Staff received and is currently evaluating five proposals.

Water Well No. 2 Assessment Status Update

Constructed in 1963, Water Well No. 2 has been inactive since 2006 due to a change in water quality requirements from the State Water Board. City staff is evaluating whether this well has the potential to be brought back online at a reduced cost as compared to the water treatment for Water Well No. 12. City Council approved awarding the contract to General Pump Company, Inc. to assess Water Well No. 2. City staff is working with the contractor to determine the project schedule.

FISCAL IMPACT

A total of \$40,000 for On-Call Emergency Water Repair Services is included for the Fiscal Year 2021/22 Water Operation and Maintenance Budget.

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

INFRASTRUCTURE IMPACT

Having an On-Call Emergency Water Repair Services contract in place with multiple pipeline contractors to perform emergency and routine work provides the City with the ability to augment water staff with experienced and capable contractors in emergencies. Having contracts in place also provides a consistent framework for pricing and ensures timely repairs and minimal water outages.

A comprehensive assessment of Water Well No. 2 will provide City staff the information needed to determine if the water well can be rehabilitated and if treatment is necessary. This project has the potential to allow the City to deliver high-quality groundwater and reduce the City's dependence on costly imported water from the Metropolitan Water District of Southern California.

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

Raymond R. Cruz
Executive Director

Attachments:
None

A handwritten mark in blue ink, possibly initials or a stylized signature.

**FOR ITEM NO. 8
PLEASE SEE ITEM NO. 10A**

**FOR ITEM NO. 9
PLEASE SEE ITEM NO. 10A**



City of Santa Fe Springs

City Council Meeting

ITEM NO. 10A

August 17, 2021

CONSENT AGENDA

Minutes of the July 20, 2021 Regular City Council Meetings

RECOMMENDATION(S)

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

- July 20, 2021

Staff hereby submits the minutes for Council's approval.

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

Raymond R. Cruz
City Manager

Attachments:

1. July 20, 2021 Meeting Minutes



APPROVED:

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

July 20, 2021

1. **CALL TO ORDER**

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

2. **ROLL CALL**

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

Members absent: Council Member Trujillo

3. **INVOCATION**

Mayor Pro Tem Rodriguez led the invocation.

4. **PLEDGE OF ALLEGIANCE**

Council Member Sarno led the Pledge of Allegiance.

5. **PUBLIC COMMENTS**

There were no public comments.

PUBLIC FINANCING AUTHORITY

6. **CONSENT AGENDA**

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

- a. Minutes of the June 15, 2021 Public Financing Authority Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

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

Recommendation:

- Receive and file the report.

It was moved by Council Member Sarno, seconded by Mayor Pro Tem Rodriguez to approve Items No. 6A and 6B, by the following vote:

Ayes: Sarno, Zamora, Rodríguez, Mora

Nays: None

Absent: Trujillo

WATER UTILITY AUTHORITY

7. CONSENT AGENDA

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

- a. Minutes of the June 15, 2021 Water Utility Authority Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

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

Recommendation:

- Receive and file the report.

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

Recommendation:

- Receive and file the report.

- d. Water Well No. 2 Assessment – Award of Contract (Public Works)

Recommendation:

- Award a contract to General Pump Company of San Dimas, CA in the amount of \$139,300 for the Water Well No. 2 Assessment;
- Appropriate \$167,000 from the Water Fund Reserves to the Water Well No. 2 Assessment (WT195003); and
- Authorize the Mayor to execute agreement.

It was moved by Mayor Pro Tem Rodriguez, seconded by Council Member Sarno, to approve Items No. 7A through 7D, by the following vote:

Ayes: Sarno, Zamora, Rodríguez, Mora

Nays: None

Absent: Trujillo

NEW BUSINESS

8. Resolution No. 9721 – Adopt Pioneer Boulevard Street Improvement Project (Charlesworth Road to Los Nietos Road) for Road Maintenance and Rehabilitation Account of 2017 Funds (Fiscal Year 2021/22) (Public Works)

Recommendation:

- Adopt Resolution No. 9721 approving the Pioneer Boulevard Street Improvement Project (Project) to be partially funded by the Road Maintenance and Rehabilitation Account (RMRA);
- Add Pioneer Boulevard Street Improvements (Charlesworth Road to Los Nietos Road) Project to the Capital Improvement Plan (CIP); and
- Authorize the Director of Public Works to submit an application to the California Transportation Commission for the allocation of Road Maintenance and Rehabilitation Account (RMRA) funds to the Pioneer Boulevard Street Improvement Project.

Water Utility Services Manager, Jesse Sira provided a brief presentation on Item No. 8.

It was moved by Mayor Pro Tem Rodriguez, seconded by Council Member Sarno, to adopt Resolution No. 9721 approving the Pioneer Boulevard Street Improvement Project (Project) to be partially funded by the Road Maintenance and Rehabilitation Account (RMRA), add Pioneer Boulevard Street Improvements (Charlesworth Road to Los Nietos Road) Project to the Capital Improvement Plan (CIP), and authorize the Director of Public Works to submit an application to the California Transportation Commission for the allocation of Road Maintenance and Rehabilitation Account (RMRA) funds to the Pioneer Boulevard Street Improvement Project, by the following vote:

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

PUBLIC HEARING

9. Urban Water Management Plan for 2020-2025 (Public Works)

Recommendation:

- Conduct a Public Hearing on the 2020-2025 Urban Water Management Plan and Water Shortage Contingency Plan for the City of Santa Fe Springs; and
- Adopt Resolution No. 9727 approving the Plans and authorizing the Director of Public Works to submit the Plan to the State Department of Water Resources.

Water Utility Services Manager, Jesse Sira provided a brief presentation on Item No. 9.

Mayor Mora opened the Public Hearing at 6:19 p.m.

There were no public speakers.

Mayor Mora closed the Public Hearing at 6:19 p.m.

It was moved by Council Member Sarno, seconded by Council Member Zamora, to adopt Resolution No. 9727 approving the Plans and authorizing the Director of Public Works to submit the Plan to the State Department of Water Resources, by the following vote:

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

HOUSING SUCCESSOR

10. CONSENT AGENDA

Consent Agenda items are considered routine matters which may be enacted by one motion and

vote. Any item may be removed from the Consent Agenda and considered separately by the Housing Successor.

Minutes of the June 3 and 15, 2021 Housing Successor Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

It was moved by Mayo Pro Tem Rodriguez, seconded by Council Member Zamora, to approve the minutes as submitted, by the following vote:

Ayes: Sarno, Zamora, Rodríguez, Mora

Nays: None

Absent: Trujillo

SUCCESSOR AGENCY

11. CONSENT AGENDA

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

Minutes of the June 3 and 15, 2021 Successor Agency Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

It was moved by Council Member Zamora, seconded by Council Member Sarno, to approve the minutes as submitted, by the following vote:

Ayes: Sarno, Zamora, Rodríguez, Mora

Nays: None

Absent: Trujillo

CITY COUNCIL

12. CONSENT AGENDA

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

- a. Minutes of the June 3, 15, and 29, 2021 Regular and Special City Council Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

- b. Little Lake Park Bus Stop Improvements – Award of Contract (Public Works)

Recommendation:

- Appropriate additional \$12,500 from the Utility Users Tax (UUT) Capital Improvements Fund to the Little Lake Park Bus Stop Improvements (PW 200101);
- Accept the bids; and
- Award a contract to EBS General Engineering, Inc. of Corona, California, in the amount of \$25,531.00.

c. Santa Fe Springs Park Recreation Building New Cabinets – Rejection of Bids (Public Works)

Recommendation:

- Reject the bids submitted for the Santa Fe Springs Park Recreation Building new Cabinets project; and
- Authorize the City Engineer to re-solicit bid proposals for the Santa Fe Springs Park Recreation Building New Cabinets.

It was moved by Mayor Pro Tem Rodriguez, seconded by Council Member Zamora, to approve Item Nos. 11A through 11C, by the following vote:

Ayes: Sarno, Zamora, Rodríguez, Mora

Nays: None

Absent: Trujillo

PUBLIC HEARING

13. Resolution No. 9724 – Levy Annual Assessments for Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) FY 2021/22 (Public Works)

Recommendation:

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Adopt Resolution No. 9724 confirming the diagram and assessment, and providing for annual assessment levy; and
- Authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) for FY 2021/22.

Water Utility Services Manager, Jesse Sira provided a brief presentation on Item No. 13.

Mayor Mora opened the public hearing at 6:23 p.m.

There were no public speakers.

Mayor Mora closed the public hearing at 6:23 p.m.

It was moved by Council Member Sarno, seconded by Mayor Pro Tem Rodriguez, to adopt Resolution No. 9724 confirming the diagram and assessment, and providing for annual assessment levy, and authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to the Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) for FY 2021/22, by the following vote:

Ayes: Sarno, Zamora, Rodríguez, Mora

Nays: None

Absent: Trujillo

PUBLIC HEARING

14. Resolution No. 9725 – Levy Annual Assessments for City of Santa Fe Springs Lighting District No. 1 (FY 2021/22) (Public Works)

Recommendation:

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Adopt Resolution No. 9725 confirming the diagram and assessment, and providing for annual assessment levy; and
- Authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Lighting District No. 1 for FY 2021/22.

Water Utility Services Manager, Jesse Sira provided a brief presentation on Item No. 14.

Mayor Mora opened the public hearing at 6:25 p.m.

There were no public speakers.

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

It was moved by Mayor Pro Tem Rodriguez, seconded by Council Member Sarno, to adopt Resolution No. 9725 confirming the diagram and assessment, and providing for annual assessment levy; and authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Lighting District No. 1 for FY 2021/22, by the following vote:

Ayes: Sarno, Zamora, Rodríguez, Mora

Nayes: None

Absent: Trujillo

PUBLIC HEARING

15. Confirming of 2020/21 Weed Abatement Charges (City Clerk)

Recommendation:

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Confirm the charges listed in the Los Angeles County Agricultural Commissioner's 2020/21 Weed Abatement Assessment Roll and instruct the County Auditor to enter the amounts of these assessments against the respective parcels of land as they appear on the current assessment roll.

City Clerk, Janet Martinez provided a brief presentation on Item No. 15.

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

There were no public speakers.

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

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Rodriguez, to confirm the charges listed in the Los Angeles County Agricultural Commissioner's 2020/21 Weed Abatement Assessment Roll and instruct the County Auditor to enter the amounts of these assessments against the respective parcels of land as they appear on the current assessment roll, by the following vote:

Ayes: Sarno, Zamora, Rodríguez, Mora

Nayes: None

Absent: Trujillo

NEW BUSINESS

16. Appointment of Delegate and Alternate Delegate to the Annual Business Meeting of the League of California Cities (City Clerk)

Recommendation:

- Approve appointments of Delegate and Alternate Delegate for the Annual Conference & Expo of the League of California Cities scheduled for September 22-24, 2021.

City Clerk, Janet Martinez provided a brief presentation on Item No. 16.

It was moved by Mayor Pro Tem Rodriguez, seconded by Council Member Sarno, to approve appointments of Delegate and Alternate Delegate for the Annual Conference & Expo of the League of California Cities scheduled for September 22-24, 2021, by the following vote:

Ayes: Sarno, Zamora, Rodríguez, Mora

Nayes: None

Absent: Trujillo

17. Approve an Agreement with Hinderliter, de Llamas & Associates for Business License Administration and Related Services (Finance)

Recommendation:

- Authorize the Mayor to execute an agreement with Hinderliter, de Llamas & Associates for Business License Administration and related services.
- Appropriate \$100,000 from the General Fund Undesignated Reserves to the contractual services account in the General Fund Finance Activity.

Director of Finance, Travis Hickey provided a brief presentation on Item No. 17.

Director Hickey stated that there would be a \$15.00 processing fee per business license. Mayor Mora asked if HdL staff would be staffed at City Hall. Director Hickey said that they would not.

It was moved by Mayor Pro Tem Rodriguez, seconded by Council Member Zamora, to authorize the Mayor to execute an agreement with Hinderliter de Llamas & Associates for Business License Administration and related services and appropriate \$100,000 from the General Fund Undesignated Reserves to the contractual services account in the General Fund Finance Activity, by the following vote:

Ayes: Sarno, Zamora, Rodríguez, Mora

Nays: None

Absent: Trujillo

18. Approval of Personnel Modifications (Finance)

Recommendation:

- Approve the classification specification changes for the position of Environmental Protection/Fire Prevention Specialist.
- Adopt classification specifications for the following positions: Assistant Director of Planning, and Assistant Director of Police Services.
- Approve changes to the City's salary schedule.

Director of Finance, Travis Hickey provided a brief presentation on Item No. 18. He stated that he is requesting to pull the Assistant Director of Planning position that is included in the item recommendation. Council Member Sarno asked if the proposed title for Assistant Director of Planning would change. Director Hickey stated he does not anticipate any changes to the title.

It was moved by Council Member Sarno, seconded by Mayor Pro Tem Rodriguez, to approve the classification specification changes for the position of Environmental Protection/Fire Prevention Specialist; adopt classification specifications for the Assistant Director of Police Services and approve changes to the City's salary schedule, by the following vote:

Ayes: Sarno, Zamora, Rodríguez, Mora

Nays: None

Absent: Trujillo

19. CITY MANAGER AND EXECUTIVE TEAM REPORTS

- City Manager, Raymond R. Cruz spoke about the way the City has adapted to COVID-19. He announced that the City is planning to implement hybrid-style council meetings by having attendance both in-person and via Zoom. He thanked the IT Department for managing the project.
- Water Utility Manager, Jesse Sira provided a brief presentation on the Town Center Plaza Parking Lot Improvements Project.
- Director of Planning, Wayne Morrell provided a brief update on billboards along the 605 freeway landscape areas. In August there will be a billboard ordinance to allow to enter into negotiations with billboards for the specific area along the freeway. He noted there are different types of billboards.
- Director of Police Services, Dino Torres spoke about the pet vaccination clinic that took place on July 7th from 4pm to 8pm. There were 305 pets vaccinated and 188

licensed.

- Fire Chief, Brent Hayward he spoke about the new Fire-Rescue employee who has commenced his training as is expected to finish in seven months. He also noted there are new firefighters that are in training and in six months there will be a few more that will complete their probation. He also provided a brief update on the COVID-19 numbers. Lastly, he spoke about the firefighters deployed to assist with Bootleg and Dixie fires, and the vegetation management program this year.
- Director of Finance, Travis Hickey provided a brief update on the City's tax update. He noted that there was a large reallocation of the Amazon center fund pool from County to local. Noted some of them decreased due to the fact that the state is collecting more from state vendors. He also spoke about the CalPERS funding risk mitigation policy. He noted that the return from last year was less than 7% therefore did not trigger. However, he noted that this year it was 21% which was more of the expected earnings. He stated that every time the return is great the return triggers the discount rate in the future. Therefore, based on the 21% means that it will go from 7% to 6% across the state. He noted that this will allow the liability percentage to go down.
- Director of Community Services Maricela Balderas spoke about the Independence Day event. She also acknowledged all staff or their help and council members for attending. She thanked the vendors for their contributions to the event; she noted they will be recognized at the next council meeting. She provided a brief presentation on the independent day; 1300 people appeared at the event. She also spoke about the Fiestas Patrias event and that the region of Zacatecas will be recognized. She noted that there will be fencing to have staff control the entrances. She also noted that the Sonora Dinamita will be the headliner for the event. She stated the haunted house will be open October 29 and the planning for the carnival is also in the works. The Parks and Recreation staff will be decorating internally. The Family & Human Services staff is planning the Back to School program; she noted that because of the face mask order it will be a drive thru event. Case workers have been screening family before they pick up the backpacks and have been scheduled at different times. Lastly, the library is planning their in-person activities slated to begin in September.

20. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

There were no appointments.

21. COUNCIL COMMENTS

Council Member Sarno thanked staff for their work on the Independence Day event. He also spoke about Jim Piloto and wished him a recovery. He also thanked everyone for the birthday wishes.

Council Member Zamora was disconnected and requested for the City Clerk to relate his comment at the meeting; Council Member Zamora thanked all those involved with Jim Piloto. Prayers for him and his family.

Mayor Pro Tem Rodriguez spoke about Jim Piloto and wished Council Member Sarno a Happy Birthday. She thanked staff for the movies and concerts at Heritage Park and was

happy to see residents enjoying themselves. She thanked staff for their work and stated she is looking forward to the Fiestas Patrias event.

Mayor Mora spoke about Jim Piloto and thanked Public Works for recognizing his work. He also thanked Police and Fire for the difficult incidents they have encountered this year. Lastly, he thanked the IT Department for leading the implementation of the Council Chamber upgrades.

CLOSED SESSION

22. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code Section 54956.8)

Property: APN No. 8009-007-930 (southwest of Telegraph Road and Norwalk Blvd)

Agency negotiator: City Manager, Planning Director

Negotiating parties: Westland Real Estate Group

Under negotiation: Price and terms

Mayor Mora recessed the meeting at 7:12 p.m.

Mayor Mora reconvened the meeting at 7:43 p.m.

23. CLOSED SESSION REPORT

City Attorney, Ivy M. Tsai provided a report on Closed Session Items: Direction was given to staff and no reportable action was taken.

24. ADJOURNMENT

Mayor Mora adjourned the meeting at 7:44 p.m.

John M. Mora
Mayor

ATTEST:

Janet Martinez
City Clerk

Date



City of Santa Fe Springs

City Council Meeting

ITEM NO. 10B

August 17, 2021

CONSENT AGENDA

Aquatic Center Roof Replacement Project – Final Payment

RECOMMENDATION

- Approve the Final Payment to Letner Roofing Company of Orange, California for \$54,968.90 (less 5% retention).

BACKGROUND

On March 2, 2021, the City Council awarded a \$228,000 contract to Letner Roofing Company of Orange, California, for the Aquatic Center Roof Replacement project. The Project includes the following three buildings: main building, pump house, and snack bar. The scope of work consists of the complete removal of the existing built-up roofing systems (approximately 16,000 square feet), installation of an INTEC built-up Permaglass® roofing system with appurtenances including any sub-roof plywood replacement as needed.

The following payment detail represents the Final Payment of \$54,968.90; (less 5% Retention) due per terms of the contract for the work completed and found satisfactory.

FISCAL IMPACT

The final project cost of \$245,702 includes construction, engineering, inspection, contingency, and change orders is under the budgeted amount of \$268,000.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz", followed by a stylized flourish.

Raymond R. Cruz
City Manager

Attachments:

Attachment No. 1: Final Payment Detail

Report Submitted By:

Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to be a stylized "N" or "M".

Date of Report: August 13, 2021

Payment Detail:

AQUATIC CENTER ROOF REPLACEMENT PROJECT

Contractor: **Letner Roofing Co.**
1490 N. Glassell Street
Orange, CA 92867

Final Payment \$ 54,968.90

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount

Contract Work

1.	Remove existing built up roofing systems and install specified modified bitumen system over the Aquatic Center, Pump House and Snack Shack	1	LS	\$ 228,000.00	\$ 228,000.00	18%	\$ 40,160.00	100%	\$ 228,000.00
Contract Total:					\$ 228,000.00		\$ 40,160.00		\$ 228,000.00

2.	CCO 1 - Install 3 new drains to include overflow drains that are missing at the Pump House Building and remove 4 existing roof hatches (1 one main building and 3 at Pump House) and replace with 4 new 30" x 36".	1	LS	\$ 13,950.00	\$ 13,950.00	100%	\$ 13,950.00	100%	\$ 13,950.00
3.	CCO2 - Remove and replace 150 linear feet of 2" x 4" rotted damaged framing and Remove and replace 462 linear feet of 4' x 8' rotted damaged plywood.	1	LS	\$ 3,752.00	\$ 3,752.00	100%	\$ 3,752.00	100%	\$ 3,752.00
Subtotal:					\$ 245,702.00		\$ 57,862.00		\$ 245,702.00

Total Completed to Date: \$ 245,702.00

CONTRACT PAYMENTS:

Total Items Completed to Date:	\$ 245,702.00
Less 5% Retention:	\$ 12,285.10
Less Progress Payment No. 1	\$ 178,448.00
Final Payment	\$ 54,968.90

Invoice Date	Invoice No.	Warrant Billing Period		Amount	Retention Amount
		Invoice Due Date	Invoice Pay Date		
06/30/2021	1	06/30/2021	07/08/2021	\$ 178,448.00	\$ 9,392.00
07/26/2021	2	08/11/2021	08/19/2021	\$ 54,968.90	\$ 2,893.10

	Amount	Account
Finance Please Pay:	\$ 54,968.90	PW21001
5% Retention Completed this Period:	\$ 2,893.10	205
Recommended by Project Manager:	Kevin Periman	
Approved by PW Director:	Noe Negrete	

Handwritten: #295
8/10/21



City of Santa Fe Springs
City Council Meeting

ITEM NO. 10C
August 17, 2021

CONSENT AGENDA

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

RECOMMENDATION

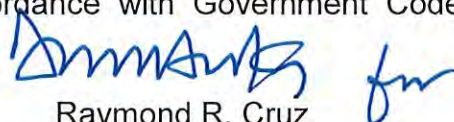
- Adopt Resolution No. 9728:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19

BACKGROUND

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

Government Code section 8630(c) provides that the City Council shall review the need for continuing the local emergency at least once every 60 days until the City Council terminates the local emergency. The state of emergency still exists and has not been lifted at the statewide or county level. On July 30, 2021, the Los Angeles County Department of Public Health issued a revised health order, citing the increase of COVID-19 daily cases and the fact that millions of people in Los Angeles County are unvaccinated. On August 9, 2021, the Los Angeles County Department of Public Health reported a near-doubling in the number of people hospitalized each day for COVID-19 illness in the past two weeks.

As of August 11, 2021, the Los Angeles Department of Public Health reported 1,335,332 cases of COVID-19 in Los Angeles County, including 24,833 deaths, with 3,051 cases and 38 deaths reported in Santa Fe Springs. COVID-19 continues to pose a threat to the safety of individuals in Santa Fe Springs and Los Angeles County, and the reasons for declaring a local emergency still exist. Therefore, staff recommends that the City Council adopt the attached Resolution affirming the existence of a local emergency in accordance with Government Code section 8630(c).


Raymond R. Cruz
City Manager

Attachment: Resolution No. 9728

RESOLUTION NO. 9728

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

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

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

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

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

WHEREAS, the City Council previously adopted Resolution Nos. 9672, 9684, 9696, 9701, and 9715 reaffirming the existence of a local emergency due to the threat of COVID-19; and

WHEREAS, Government Code section 8630(c) provides that the City Council shall review the need for continuing the local emergency at least once every 60 days until the City Council terminates the local emergency; and

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

WHEREAS, on July 30, 2021, the Los Angeles County Department of Public Health issued a revised health order, citing the increase of COVID-19 daily cases and the fact that millions of people in Los Angeles County are unvaccinated; and

WHEREAS, on August 9, 2021, the Los Angeles County Department of Public Health reported a near-doubling in the number of people hospitalized each day for COVID-19 illness in the past two weeks; and

WHEREAS, as of August 11, 2021, the Los Angeles Department of Public Health

reported 1,335,332 cases of COVID-19 in Los Angeles County, including 24,833 deaths, with 3,051 cases and 38 deaths reported in Santa Fe Springs; and

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

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

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

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

APPROVED and ADOPTED this 17th day of August, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

John M. Mora, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



City of Santa Fe Springs

City Council Meeting

ITEM NO. 10D

August 17, 2021

CONSENT CALENDAR

Quarterly Treasurer's Report of Investments for the Quarter Ended June 30, 2021.

RECOMMENDATION

Receive and file the report.

BACKGROUND

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

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

At the end of each calendar quarter, PFMAM provides a detailed written report covering general market conditions as well as the balances and transactions of the City's portfolio for the previous quarter. PFMAM's detailed report is attached to this Treasurer's Report. The Treasurer's Report for the Quarter Ended June 30, 2021 was also provided to each Councilmember on August 2, 2021.

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

CITY INVESTMENT PORTFOLIO

The City's managed portfolio generated interest income in the amount of \$178,552 for the most recent quarter. The interest income represents actual cash receipts received by the City plus the amortization of any discounts or premiums. The figure does not include unrealized gains or losses.

The overall performance of the City's managed portfolio account is expressed in a "yield" and "total return". The yield is a forward-looking measurement which shows the income and dividends on the investments to be expected in the future based on current holdings, expressed as an annual rate of return. The City's yield (at cost value) at June 30, 2021 was 1.37%, down from 1.48% the previous quarter.

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

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

Date of Report: August 13, 2021



City of Santa Fe Springs

City Council Meeting

August 17, 2021

decreases in security values for securities which are still held in the portfolio.

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

The yield at June 30, 2016 was 1.25% and rose to 1.37% as of June 30, 2021. This has resulted in unrealized losses, however, it is important to point out that the investments continue to pay the stated interest on the security. The unrealized losses simply represent the amount that the City would lose, if the security was sold in the current market conditions. It is not an actual loss of the City's principal value invested. It is also important to remember that rising yield markets are good in the sense that as securities mature, they are replaced with higher rate securities, increasing the overall interest income of the portfolio.

Because the total return (as opposed to the yield) takes into account realized and unrealized gains/losses, it is generally compared against a target benchmark to evaluate portfolio performance. The City's benchmark is the 1-5 Year U.S. Treasury Index. The total return for the City's portfolio for the quarter ended June 30, 2021 was 0.14% while the benchmark total return was 0.11%. The City's overall portfolio performance was 0.03% better than the benchmark.

Aside from the PFMAM managed portfolio, the City's other investments are the Local Agency Investment Fund ("LAIF"), a pooled investment fund managed by the California State Treasurer, and the First American Treasury Obligations Fund, a U.S. Treasury money market fund ("MMF") used by the City's bond trustee. LAIF returned an annualized rate of 0.33% for the quarter while the MMF returned 1.00%. The LAIF accounts returned a total of \$57,534 in interest income.

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



City of Santa Fe Springs

City Council Meeting

August 17, 2021

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

Pooled Cash and Investments	\$ 83.6 million
Successor Agency Bond Funds	18.2 million
Bonds Reserves and Debt Service	<u>12.5 million</u>
Total Investments	\$114.3 million

Pooled cash and investments consist of the PFMAM managed account and LAIF. The Successor Agency bond funds are held in LAIF and are the source of funds for ongoing capital improvement projects.

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

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

PFMAM Managed Portfolio	\$ 34.3 million
LAIF	67.5 million
MMF	<u>12.5 million</u>
Total Investments	\$114.3 million

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

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

Raymond R. Cruz
City Manager

Attachments:

1. Treasurer's Report of Investments (Quarter Ended June 30, 2021)
2. PFMAM Investment Performance Review (Quarter Ended June 30, 2021)

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

Date of Report: August 13, 2021

**CITY OF SANTA FE SPRINGS
TREASURER'S REPORT OF INVESTMENTS
QUARTER ENDED JUNE 30, 2021**

DESCRIPTION	BEGINNING BALANCE	DEPOSITS/ PURCHASES	WITHDRAWALS/ SALES	ENDING BALANCE	MARKET VALUE	QUARTERLY INVESTMENT EARNING	ANNUAL YIELD
POOLED INVESTMENTS:							
PFM MANAGED PORTFOLIO (1)	\$ 33,477,611.02	\$ 3,511,045.36	\$ 3,315,991.82	\$ 33,672,664.56	\$ 34,269,206.51	\$ 178,551.60	1.37%
LOCAL AGENCY INVESTMENT FUND	51,481,986.87	18,450,437.42	20,600,000.00	49,332,424.29	49,336,517.40	42,673.12	0.33%
SUBTOTAL POOLED INVESTMENTS	84,959,597.89	21,961,482.78	23,915,991.82	83,005,088.85	83,605,723.91	221,224.72	
SUCCESSOR AGENCY BOND FUNDS (2):							
LOCAL AGENCY INVESTMENT FUND	18,181,087.57	19,862.64	-	18,200,950.21	18,202,460.34	14,860.56	0.33%
SUCCESSOR AGENCY FUNDS:							
LOCAL AGENCY INVESTMENT FUND	0.96	-	-	0.96	0.96	-	0.33%
INVESTMENTS HELD BY FISCAL AGENT (3):							
U.S. BANK CORPORATE TRUST MONEY MARKET FUNDS:							
First American Treasury Obligations Fund Class D:							
City of Santa Fe Springs	556,230.71	342,866.04	342,874.13	556,222.62	556,222.62	8.81	1.00%
Successor Agency	8,730,216.98	3,006,539.07	-	11,736,756.05	11,736,756.05	140.56	1.00%
Heritage Springs Assessment District	170,027.33	2.57		170,029.90	170,029.90	2.57	1.00%
Subtotal First American Treasury Obligations Fund Class D	9,456,475.02	3,349,407.68	342,874.13	12,463,008.57	12,463,008.57	151.94	
SUBTOTAL INVESTMENTS HELD BY FISCAL AGENT (U.S. BANK)	9,456,475.02	3,349,407.68	342,874.13	12,463,008.57	12,463,008.57	151.94	
TOTAL INVESTMENTS	\$112,597,161.44	\$25,330,753.10	\$24,258,865.95	\$113,669,048.59	\$114,271,193.78	\$236,237.22	

Notes:

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

CERTIFICATION:

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



TRAVIS HICKEY, CITY TREASURER



CITY OF SANTA FE SPRINGS

Investment Performance Review For the Quarter Ended June 30, 2021

Client Management Team

Sarah Meacham, Managing Director

Richard Babbe, CCM, Senior Managing Consultant

601 South Figueroa, Suite 4500

Los Angeles, CA 90017

213-489-4075

PFM Asset Management LLC

213 Market Street

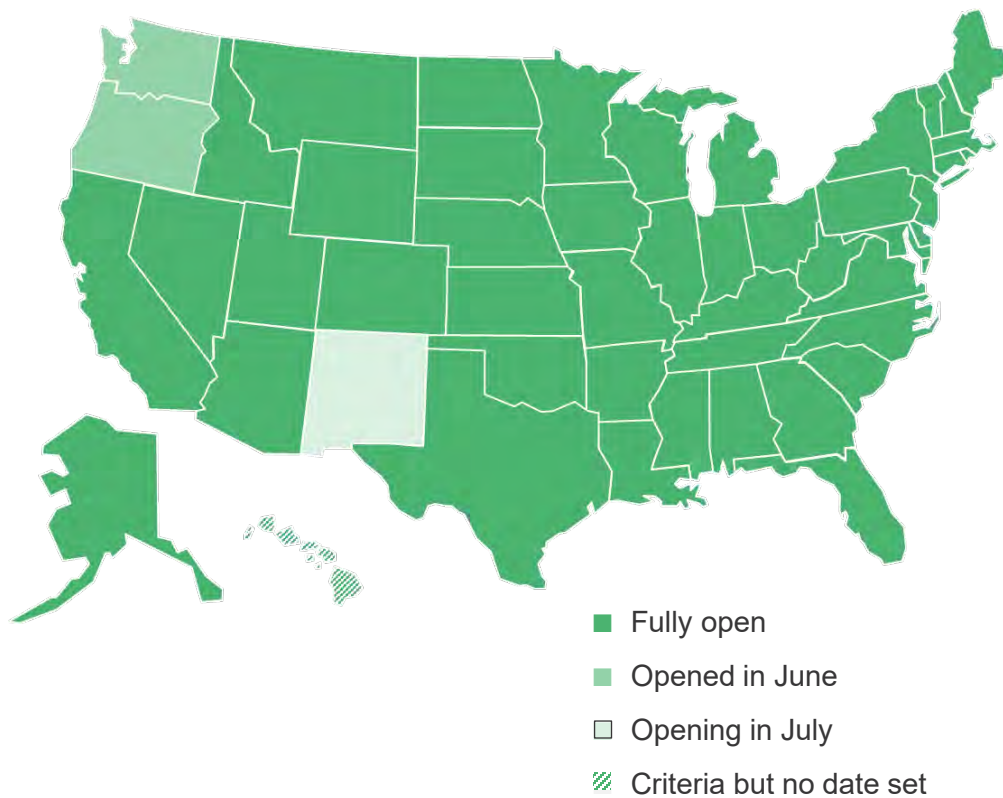
Harrisburg, PA 17101-2141

717-232-2723

Market Update

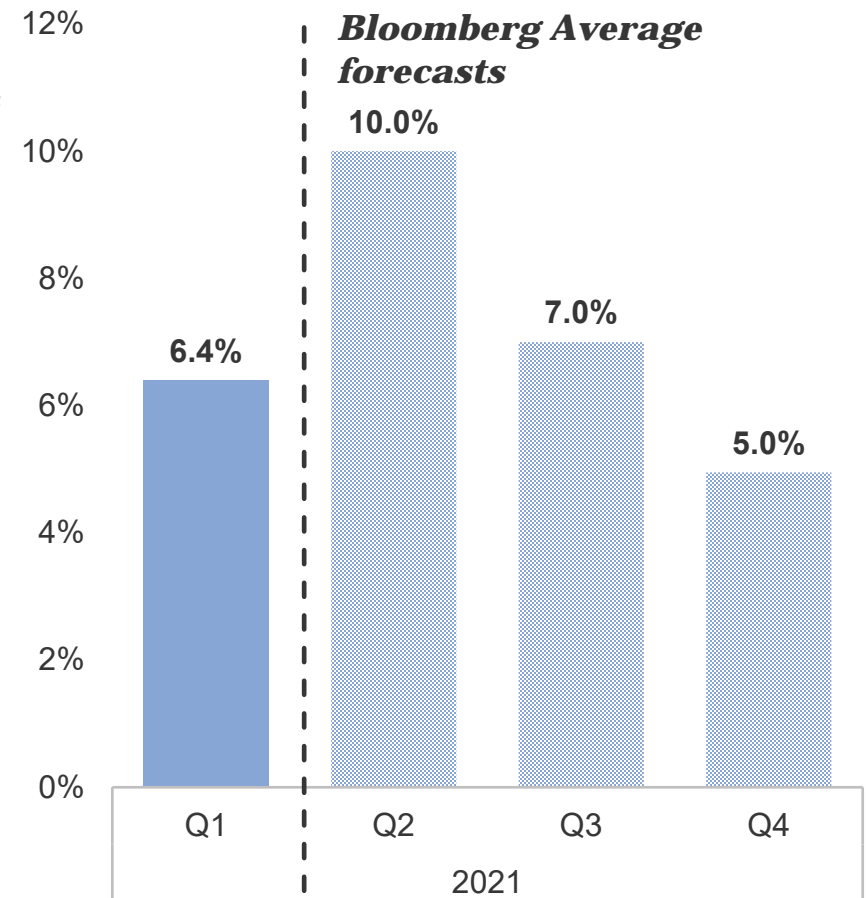
Reopening Economy Drives GDP Growth

Reopening Status of U.S. States



U.S. GDP Forecasts

Annualized Rate



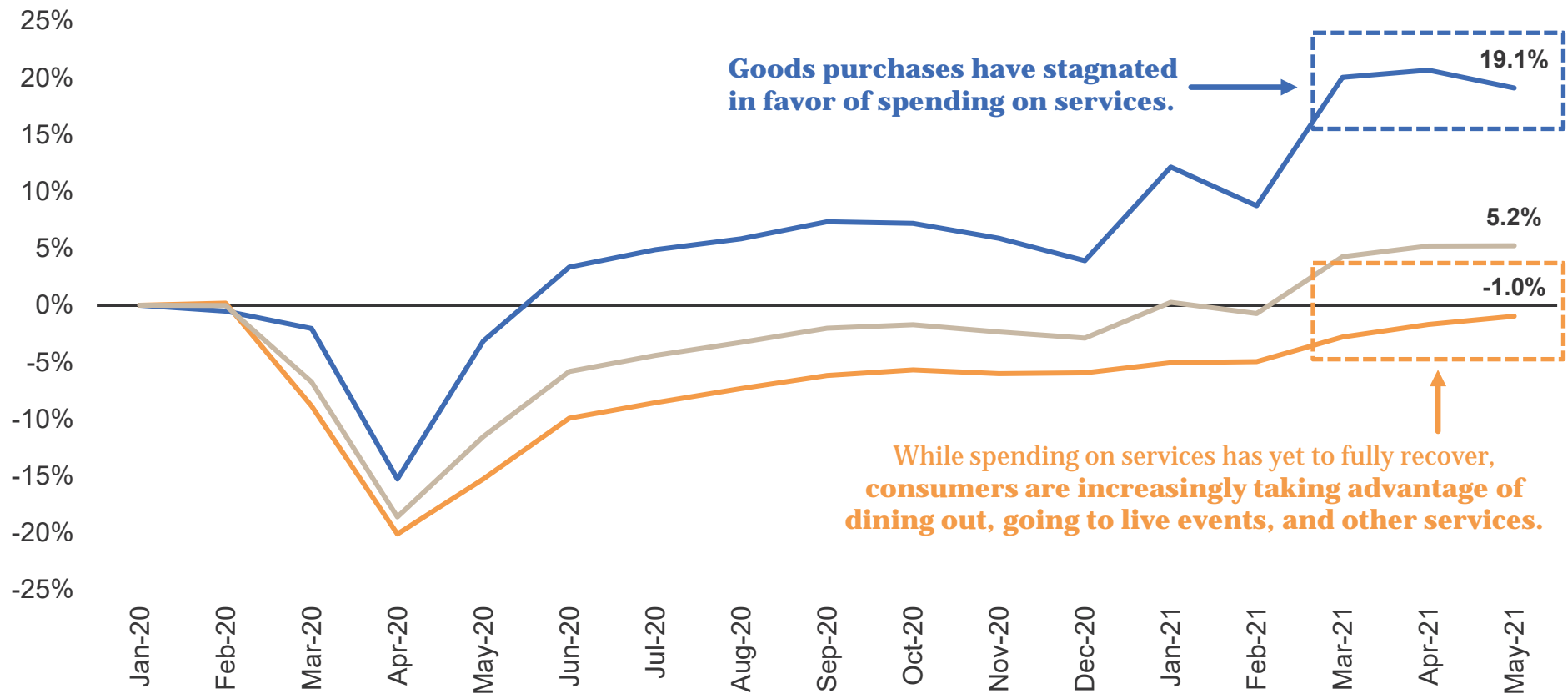
Sources: New York Times (left) and Bloomberg (right), Bureau of Economic Analysis, as of June 30, 2021.

Consumer Spending Experiencing a Shift to Services

Personal Consumption Expenditures (MoM)

Normalized as of January 31, 2020

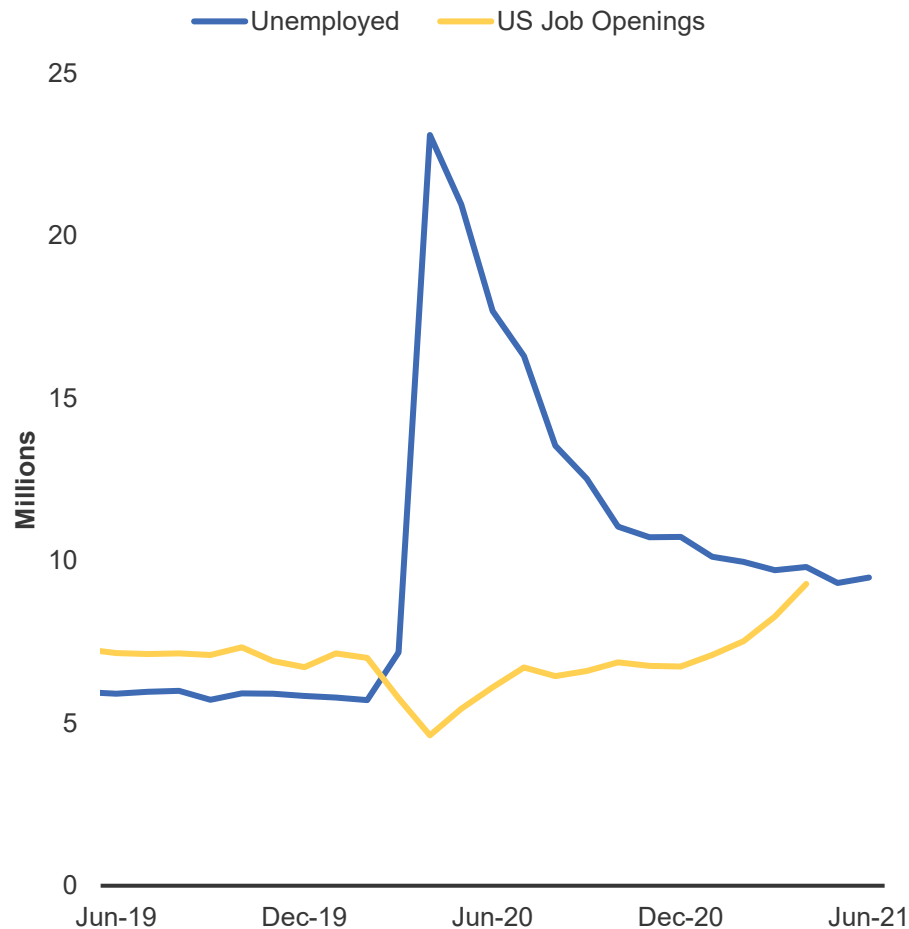
— Goods — Services — Total



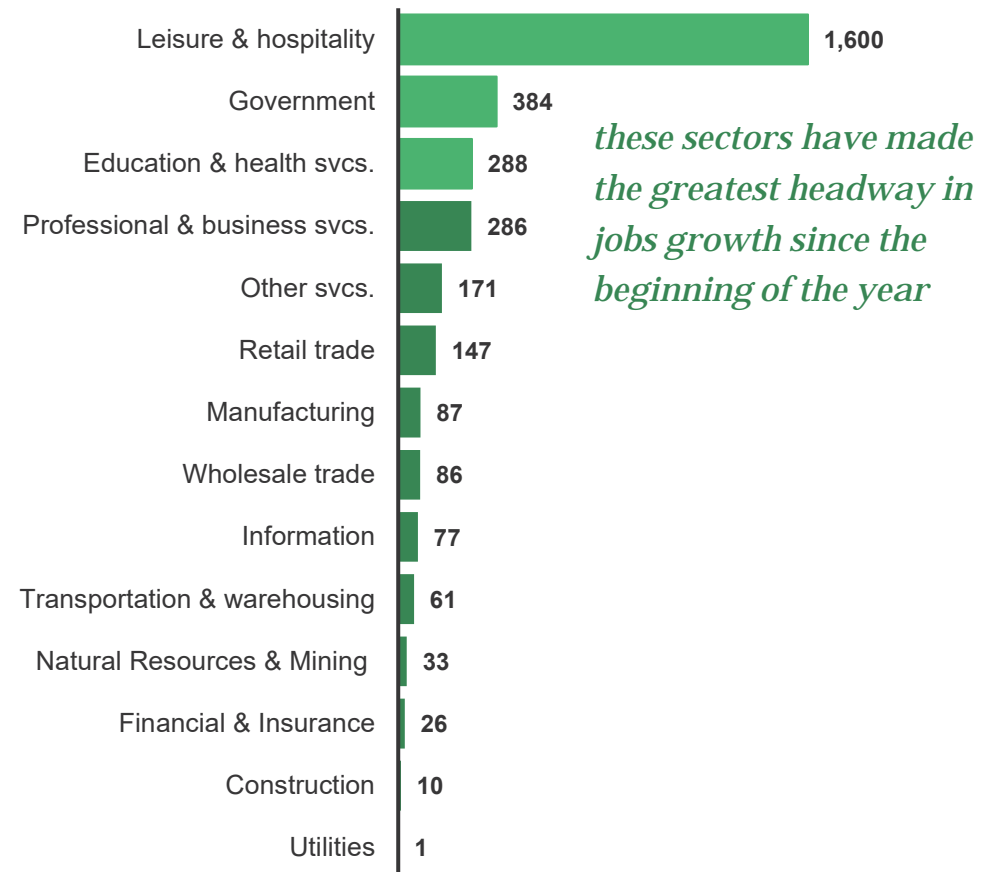
Source: Bloomberg, Bureau of Economic Analysis, as of June 30, 2021..

Job Openings Hit Record High; Service Sector Leads Jobs Recovery

Job Openings vs. Unemployed Workers



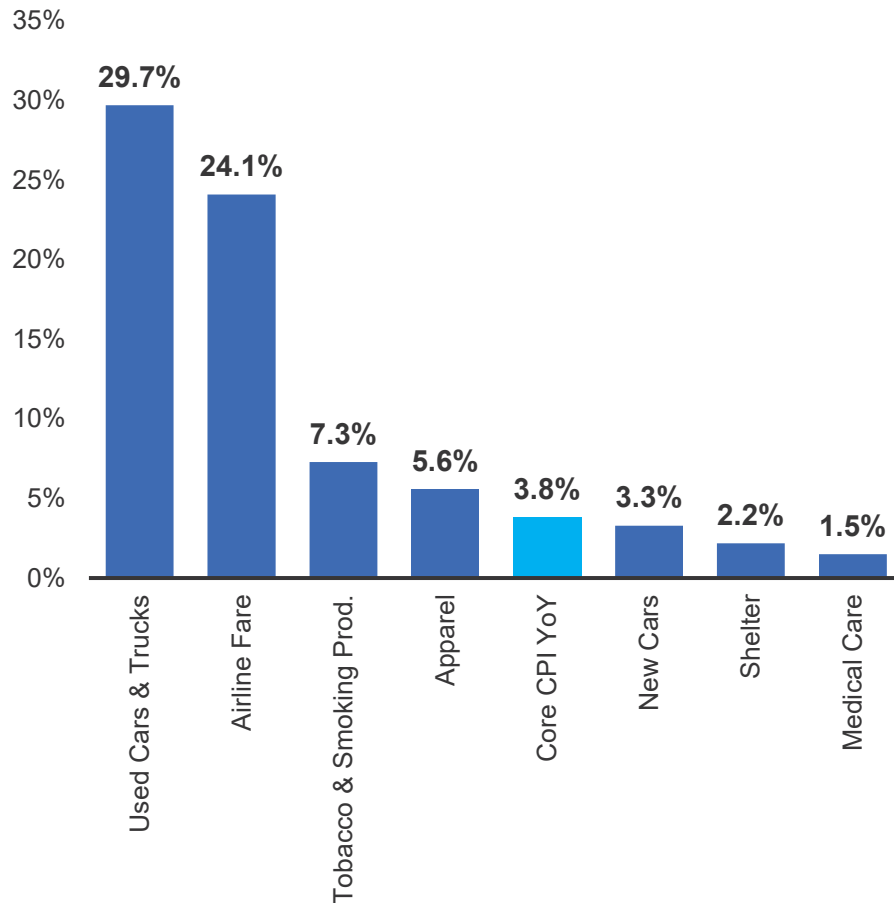
Change in Total Nonfarm Employment since December 2020 (thousands)



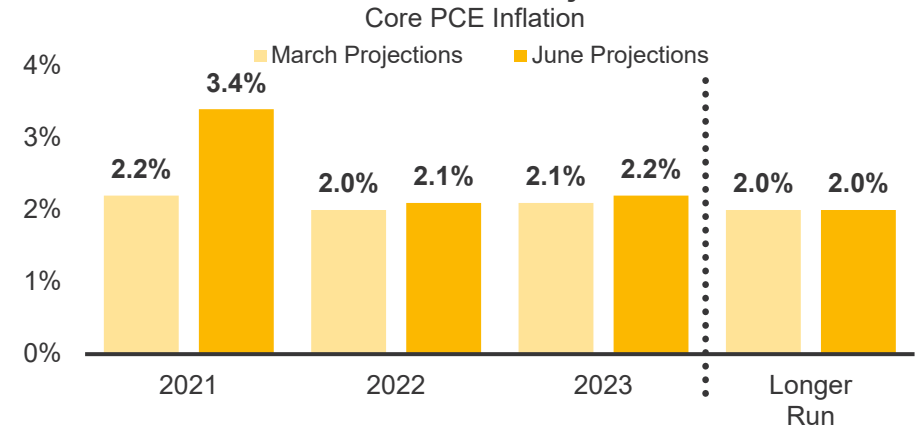
Source: Bloomberg, Bureau of Labor Statistics, as of June 30, 2021..

Inflation Strengthens but Driven by a Few Key Sectors

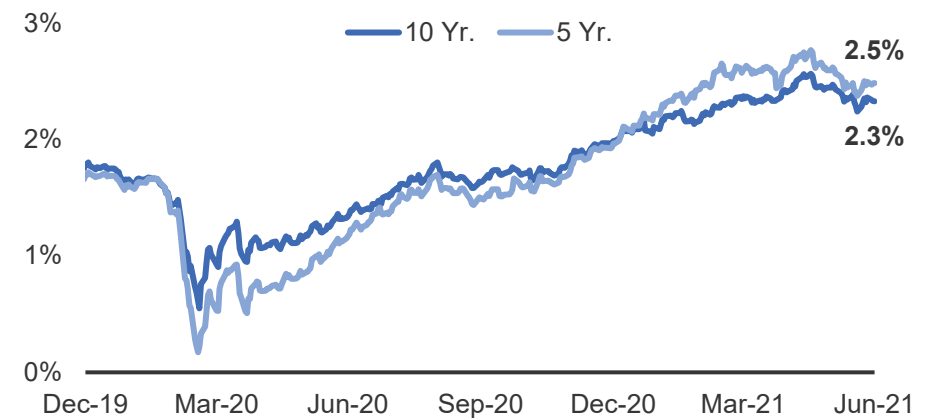
YOY Price Change in Key Consumer Price Index Components



Federal Reserve Projections



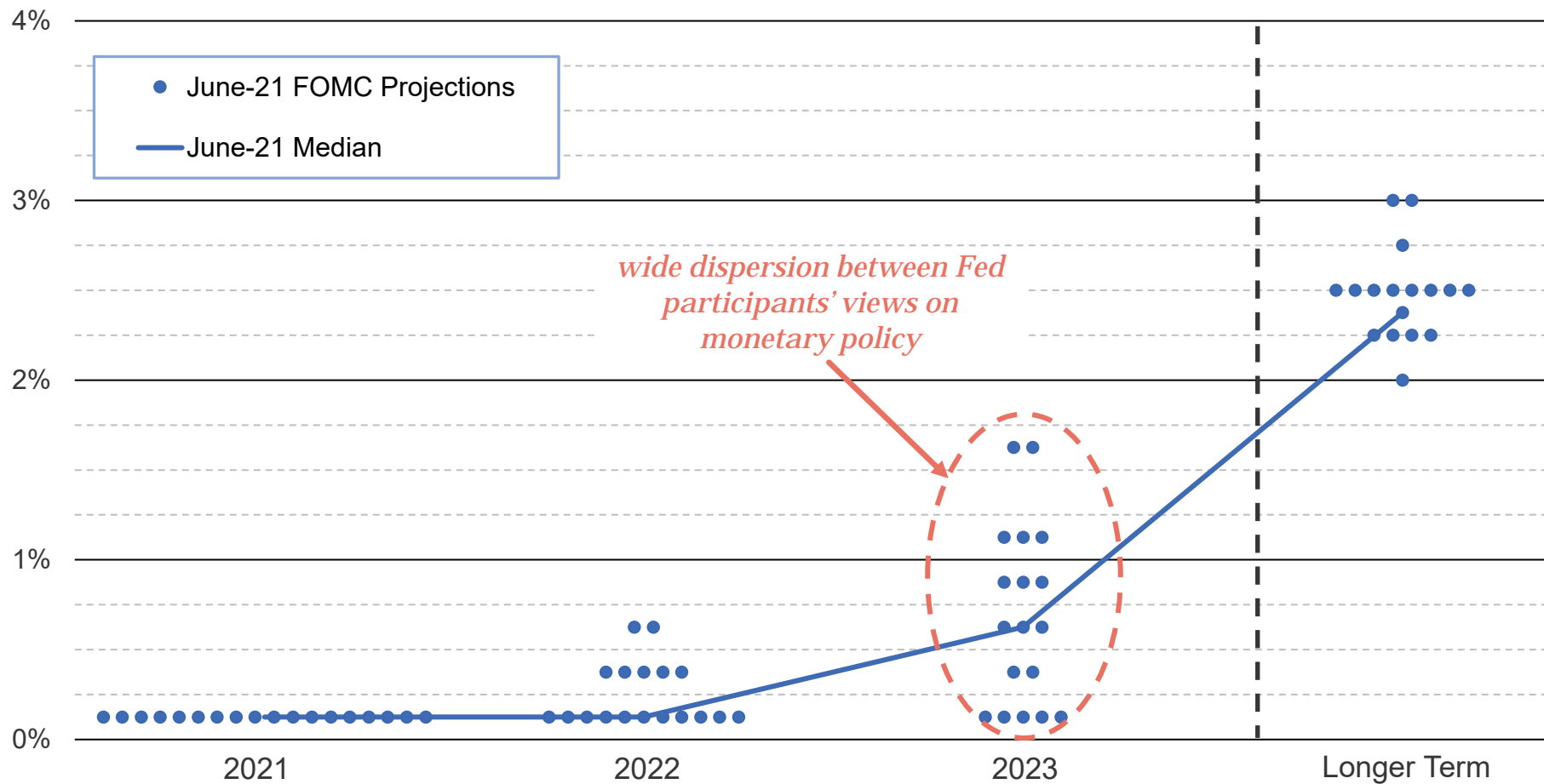
Breakeven Inflation Rates



Source: Bloomberg, as of June 30, 2021.

Fed's "Dot Plot" Reflects Evolving Monetary Policy Views

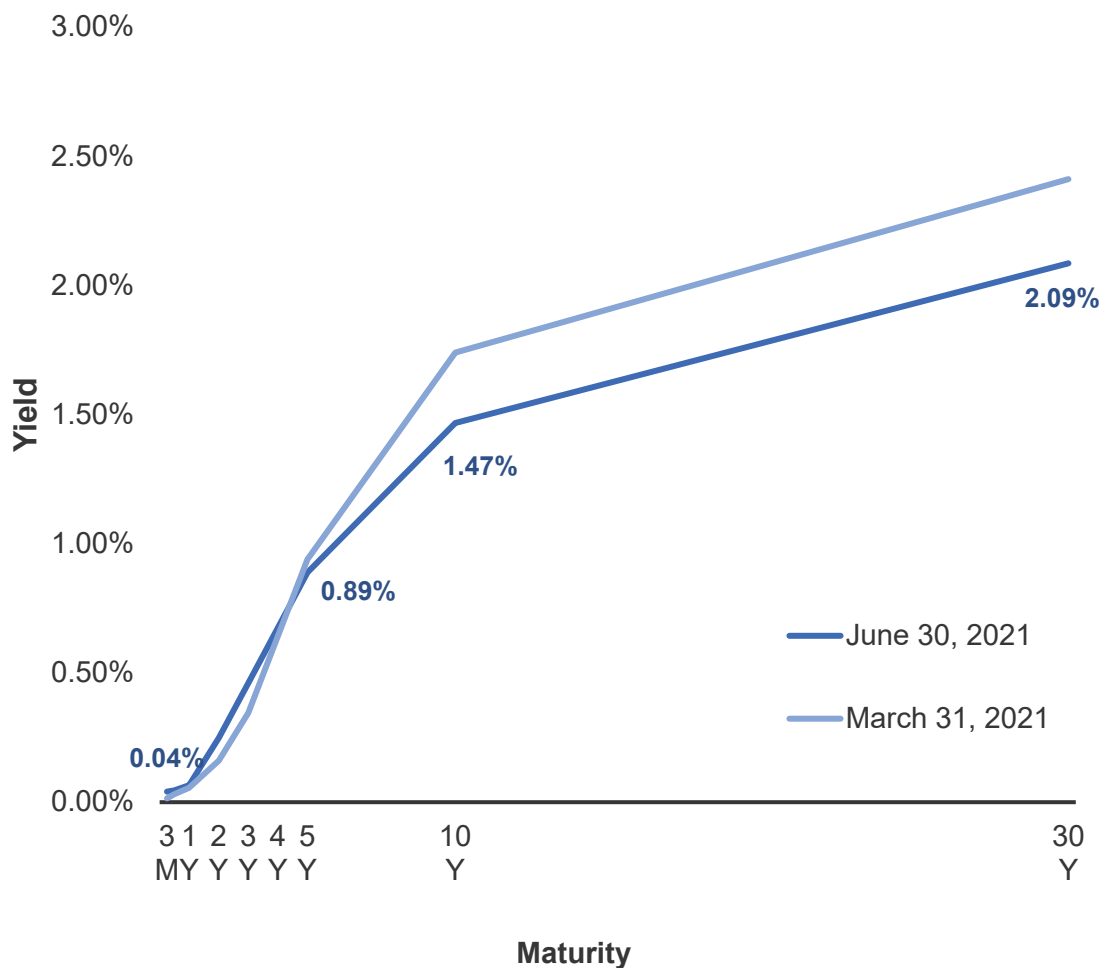
Fed Participants' Assessments of "Appropriate" Monetary Policy



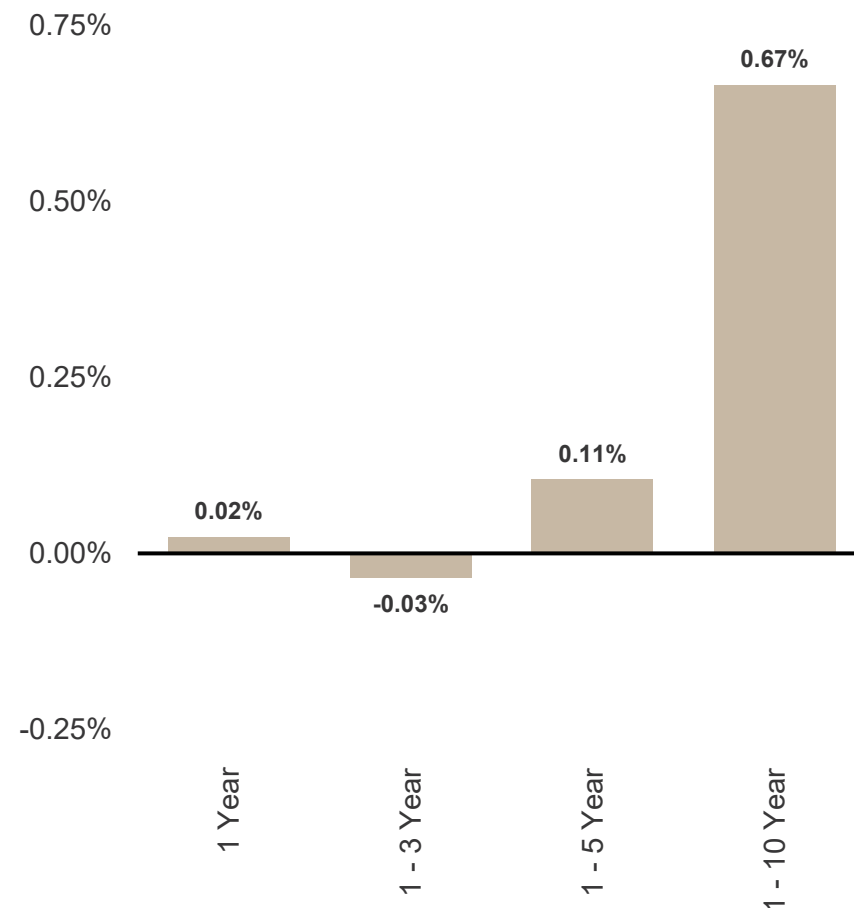
Source: Federal Reserve and Bloomberg. Individual dots represent each Fed members' judgement of the midpoint of the appropriate target range for the federal funds rate at each year end.

Yield Curve Moves Have Differing Impacts on Performance

U.S. Treasury Yield Curve



2021 U.S. Treasury Returns (2Q 2021)



Source: Bloomberg, as of June 30, 2021.

Spread Sectors Remain near Record Tight Levels (1-3 Year)

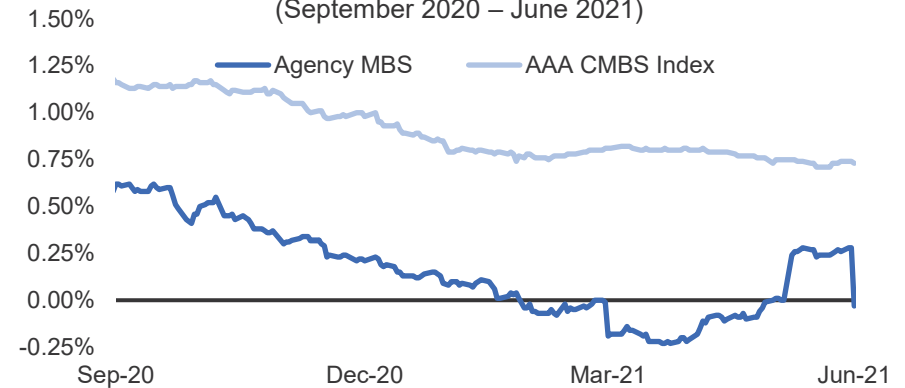
Federal Agency Yield Spreads

(September 2020 – June 2021)



Mortgage-Backed Securities (MBS) Yield Spreads

(September 2020 – June 2021)



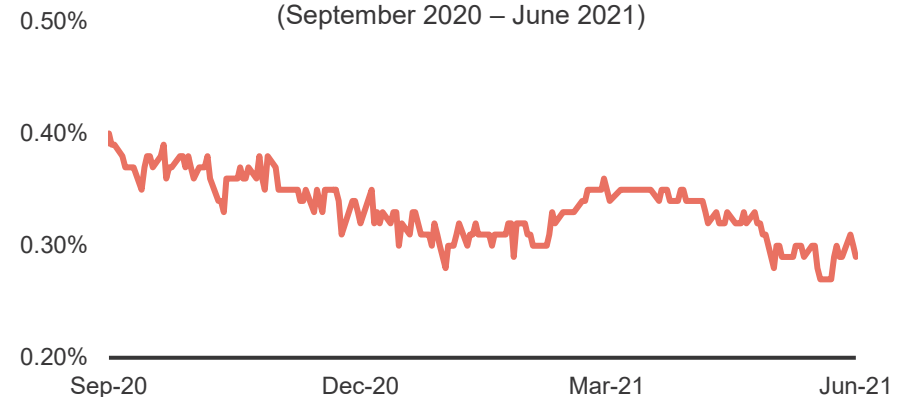
Corporate Notes A-AAA Yield Spreads

(September 2020 – June 2021)



Asset-Backed Securities (ABS) Yield Spreads

(September 2020 – June 2021)

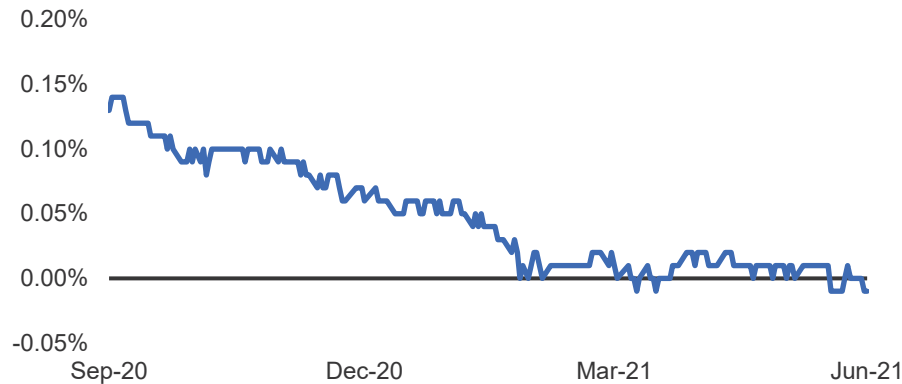


Source: ICE BofAML 1-3 year Indices via Bloomberg, MarketAxess, and PFM as of June 30, 2021. Spreads on ABS and MBS are option-adjusted spreads of 0-3 year indices based on weighted average life; spreads on agencies are relative to comparable-maturity Treasuries. CMBS is Commercial Mortgage-Backed Securities.

Spread Sectors Remain near Record Tight Levels (1-5 Year)

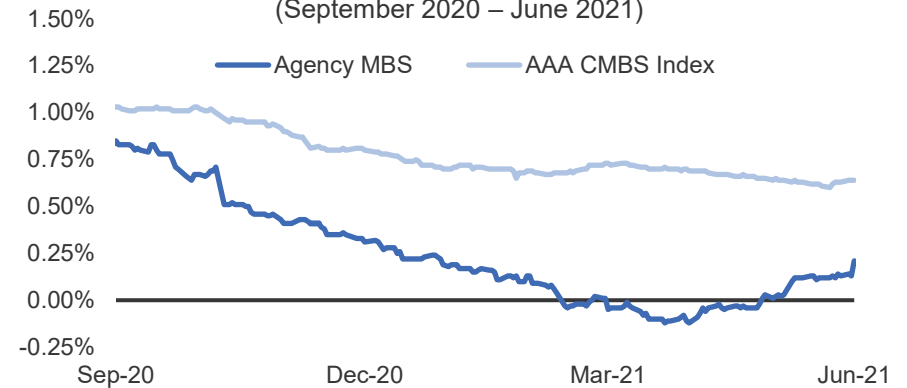
Federal Agency Yield Spreads

(September 2020 – June 2021)



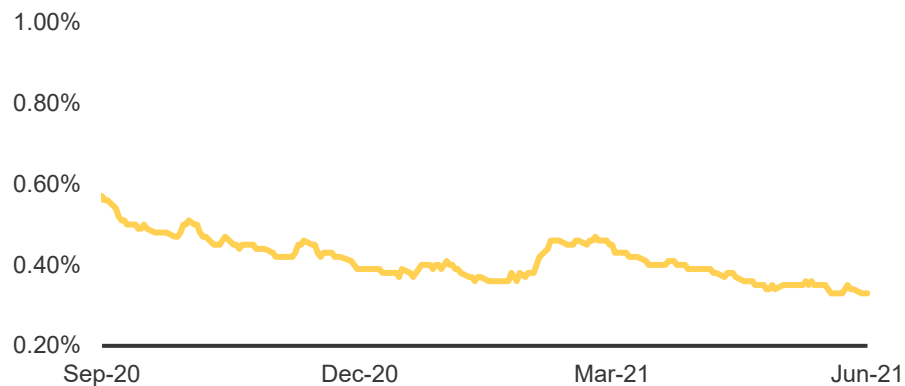
Mortgage-Backed Securities (MBS) Yield Spreads

(September 2020 – June 2021)



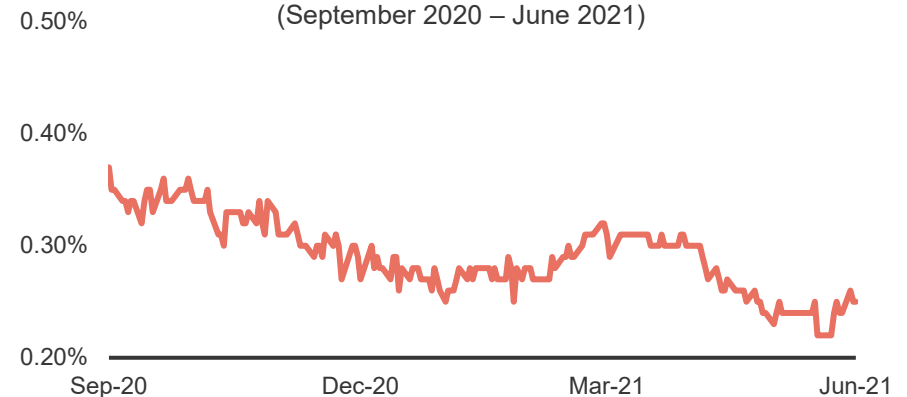
Corporate Notes A-AAA Yield Spreads

(September 2020 – June 2021)



Asset-Backed Securities (ABS) Yield Spreads

(September 2020 – June 2021)



Source: ICE BofAML 1-5 year Indices via Bloomberg, MarketAxess, and PFM as of June 30, 2021. Spreads on ABS and MBS are option-adjusted spreads of 0-5 year indices based on weighted average life; spreads on agencies are relative to comparable-maturity Treasuries. CMBS is Commercial Mortgage-Backed Securities.

Investment Strategy & Portfolio Review

Portfolio Recap

- ◆ Our strategy for second quarter was largely carried forward from the first quarter and encompassed the following:
 - We maintained core allocations in most sectors while we opportunistically trimmed non-Treasury allocations in certain sectors and maturities, matched the benchmark's duration, and carefully managed risk as we considered inflationary pressures and Fed policy uncertainty.
 - The federal agency sector experienced 1 to 2 basis points (0.01% to 0.02%) of spread widening, concentrated in the 4- to 5-year area of the curve. Allocations to the sector were reduced selectively, locking in strong performance from agencies previously purchased over a year ago when spreads were wider.
 - New issues in the supranational sector were sporadic, with reduced supply in May and June. Where supply was available, the new issue market was the best entry point into the sector, as valuations appeared attractive relative to federal government alternatives.
 - Investment-grade corporates were aided over the quarter by the prospect of economic recovery, helped by further fiscal stimulus and supportive monetary policy globally. Credit spreads achieved new tights versus comparable-maturity Treasuries despite an active new issue market as investors continued to reach for yield. Like the agency sector, PFM engaged in opportunistic selling, reduced corporate bond holdings that had reached very rich levels—largely those with less than two years remaining until maturity—and reinvesting in longer corporate issues, which captured value along the steeper portions of the curve.
 - Allocations to asset-backed securities (ABS) were maintained over the quarter as we capitalized on attractive new issuance in May while opportunistically selling rich holdings where appropriate. AAA Auto and Credit Card holdings outperformed Treasuries by over 15 basis points (0.15%). ABS spreads remained on the tight end of historical ranges. Similar to the corporate sector, investor appetite for new issue ABS continued to pressure spreads even lower.
 - The taxable municipal sector once again provided a boost to relative portfolio performance over the quarter as strong demand for new issues and the general market reach for yield pressured spreads tighter still. PFM generally maintained allocations to the sector and participated in new issues where offering levels were relatively attractive.

Sector Allocation & Compliance

- The portfolio is in compliance with the City's Investment Policy and the California Government Code.

Security Type	Market Value as of 6/30/21	% of Portfolio	% Change vs. 3/31/21	Permitted by Policy	In Compliance
U.S. Treasury	\$14,633,248	42.7%	4.9%	100%	✓
Federal Agency	\$6,698,182	19.5%	-3.8%	100%	✓
Agency CMOs	\$1,398,321	4.1%	-0.2%	100%	✓
Supranationals	\$609,612	1.8%	0.7%	30%	✓
Municipal	\$1,206,746	3.5%	-	30%	✓
Asset-Backed	\$1,771,821	5.2%	-0.4%	20%	✓
Negotiable CDs	\$2,156,843	6.3%	-	30%	✓
Corporate Notes	\$5,730,510	16.7%	-1.3%	30%	✓
Securities Sub-Total	\$34,205,284	99.8%			
Accrued Interest	\$82,186				
Securities Total	\$34,287,470				
PFM Funds	\$63,922	0.2%	-	100%	✓
Total Investments	\$34,351,393	100.0%			

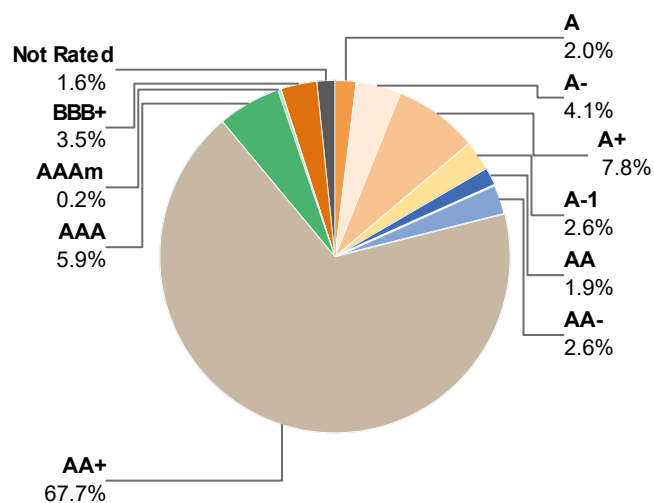
Market values, excluding accrued interest. Detail may not add to total due to rounding. Current investment policy as of June 15, 2021.

Portfolio Statistics

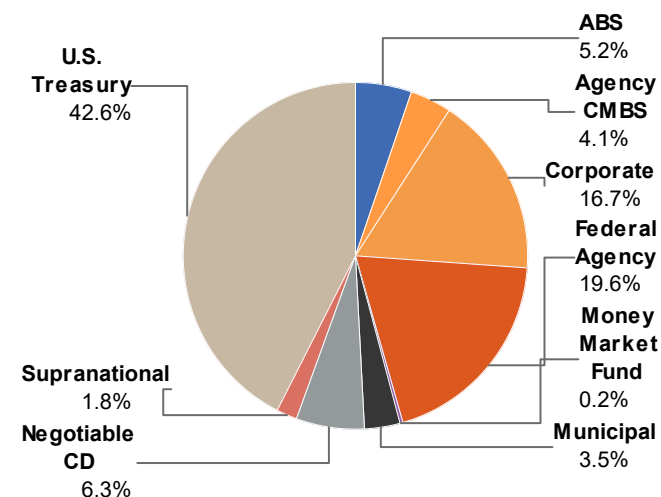
As of June 30, 2021

Par Value:	\$33,686,389
Total Market Value:	\$34,351,393
Security Market Value:	\$34,205,284
Accrued Interest:	\$82,186
Cash:	-
PFM Funds	\$63,922
Amortized Cost:	\$33,672,665
Yield at Market:	0.54%
Yield at Cost:	1.37%
Effective Duration:	2.60 Years
Average Maturity:	2.78 Years
Average Credit: *	AA

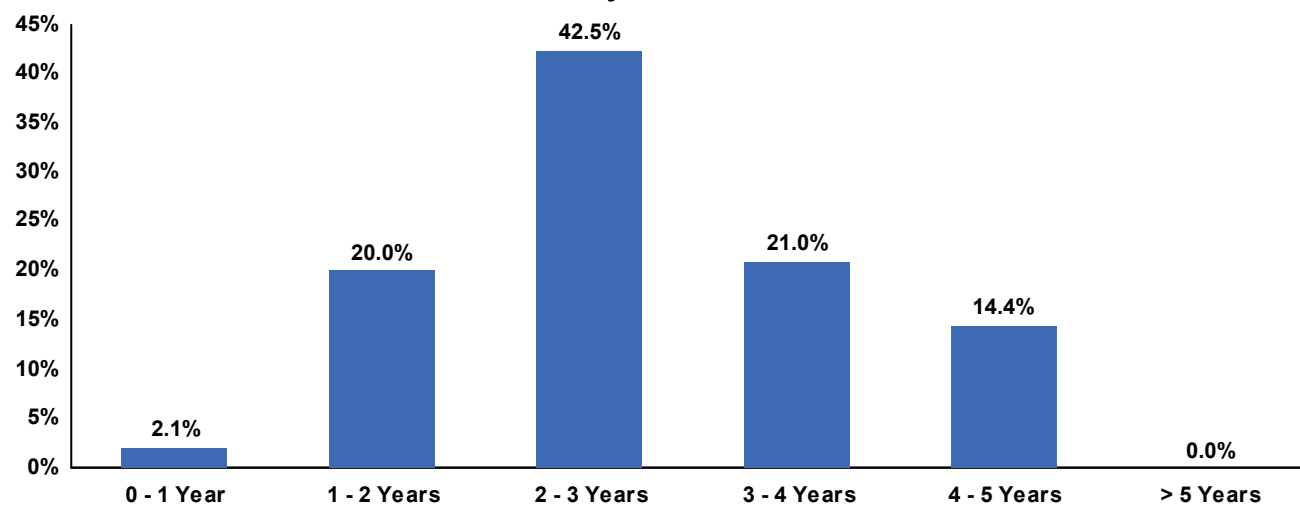
Credit Quality (S&P Ratings)**



Sector Allocation



Maturity Distribution

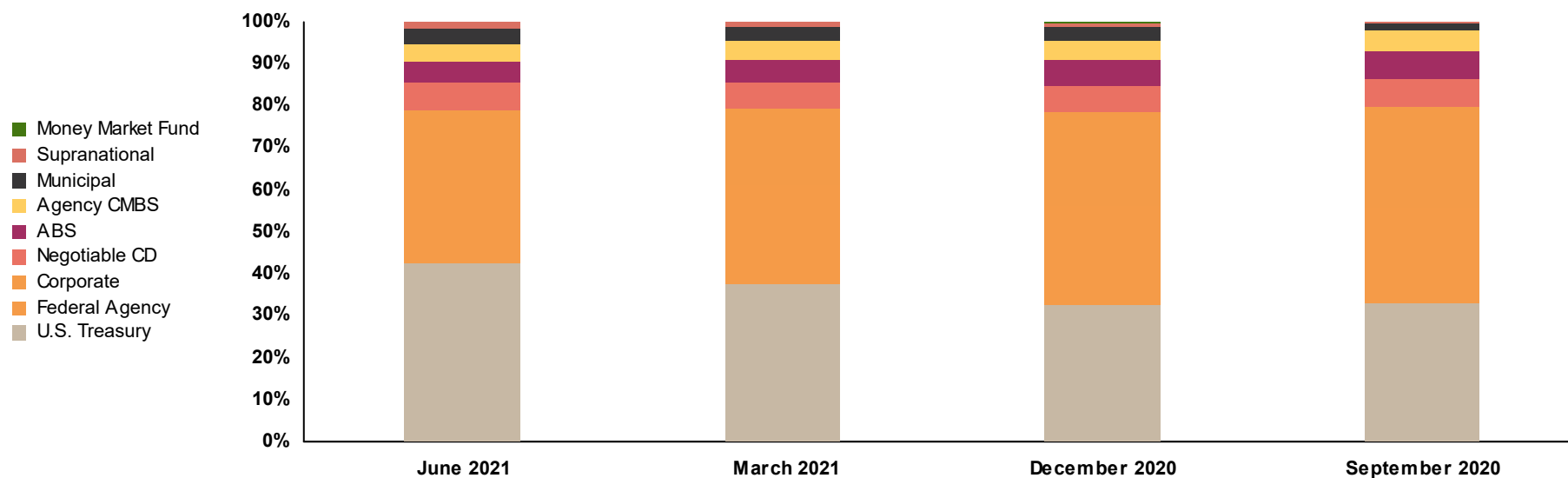


* An average of each security's credit rating assigned a numeric value and adjusted for its relative weighting in the portfolio.

**Securities held in the City's portfolio are in compliance with California Government Code and the City's investment policy dated June 15, 2021.

Sector Allocation

Sector	June 30, 2021		March 31, 2021		December 31, 2020		September 30, 2020	
	MV (\$MM)	% of Total	MV (\$MM)	% of Total	MV (\$MM)	% of Total	MV (\$MM)	% of Total
U.S. Treasury	14.6	42.6%	12.9	37.7%	11.3	32.9%	11.3	33.0%
Federal Agency	6.7	19.6%	8.0	23.3%	8.0	23.3%	7.8	22.8%
Corporate	5.7	16.7%	6.2	18.0%	7.6	22.2%	8.2	23.8%
Negotiable CD	2.2	6.3%	2.2	6.3%	2.2	6.3%	2.2	6.4%
ABS	1.8	5.2%	1.9	5.6%	2.1	6.0%	2.3	6.8%
Agency CMBS	1.4	4.1%	1.5	4.3%	1.5	4.5%	1.6	4.8%
Municipal	1.2	3.5%	1.2	3.5%	1.1	3.3%	0.6	1.8%
Supranational	0.6	1.8%	0.4	1.1%	0.4	1.1%	0.2	0.5%
Money Market Fund	0.1	0.2%	0.1	0.2%	0.1	0.4%	0.0	0.1%
Total	\$34.3	100.0%	\$34.2	100.0%	\$34.3	100.0%	\$34.3	100.0%

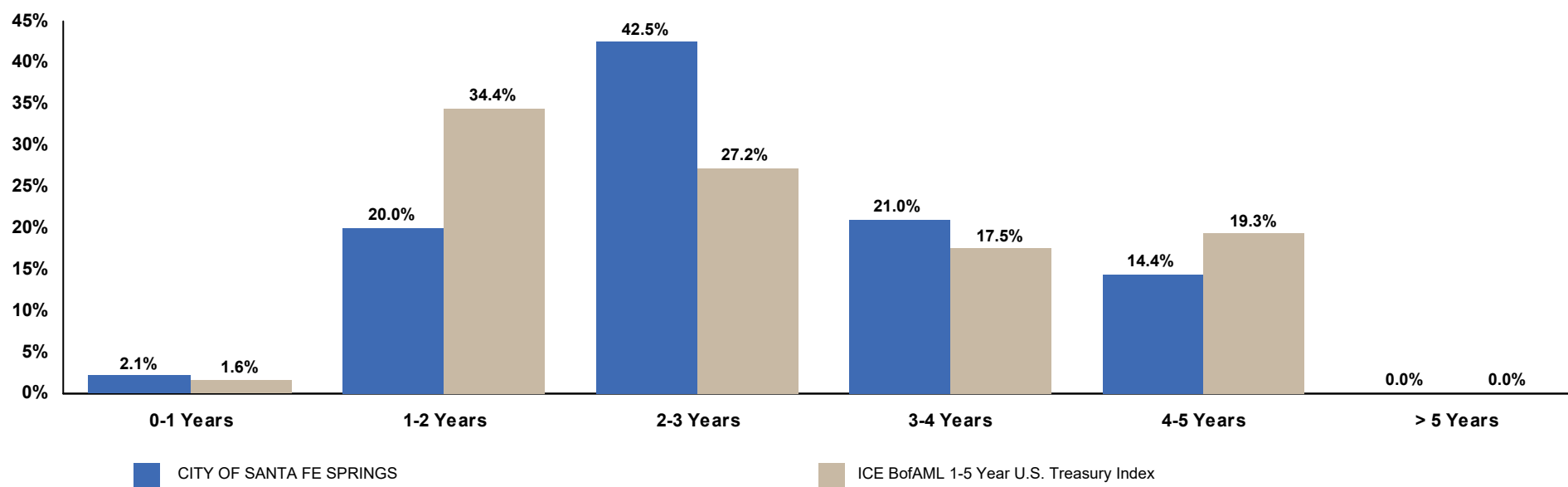


Detail may not add to total due to rounding.

Maturity Distribution

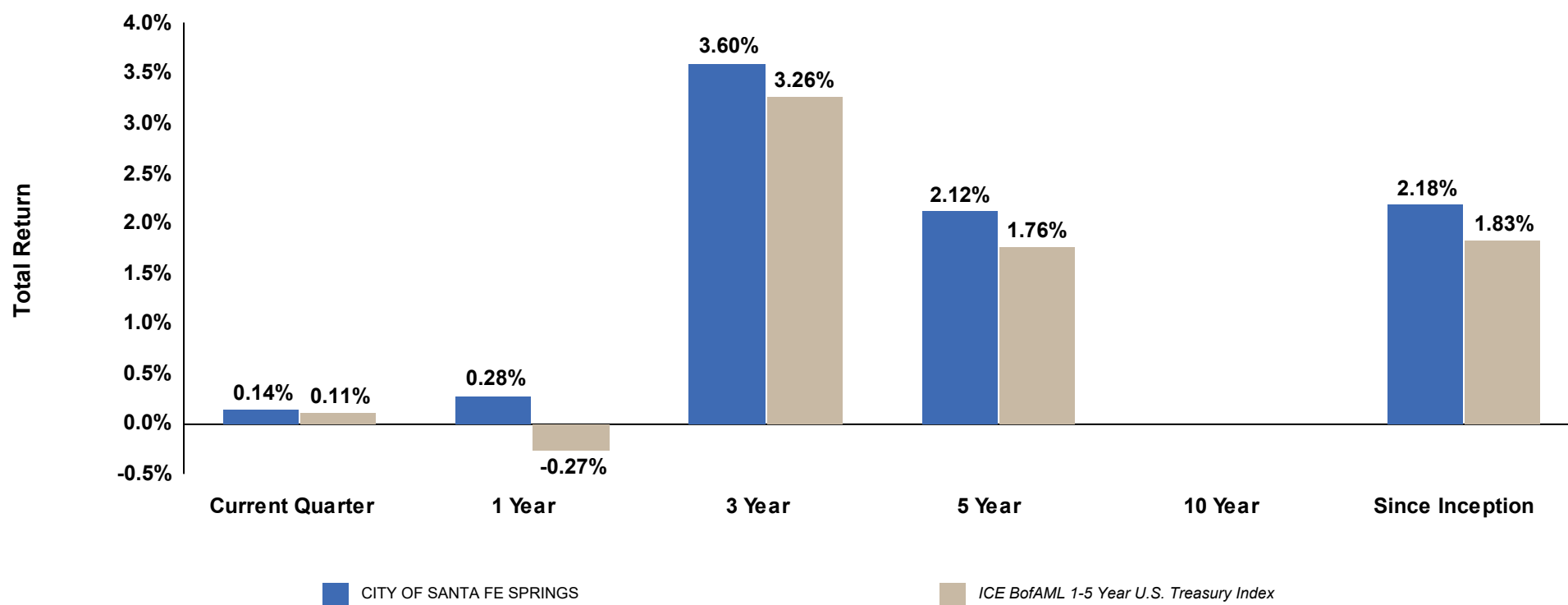
As of June 30, 2021

Portfolio/Benchmark	Yield at Market	Average Maturity	0-1 Years	1-2 Years	2-3 Years	3-4 Years	4-5 Years	>5 Years
CITY OF SANTA FE SPRINGS	0.54%	2.78 yrs	2.1%	20.0%	42.5%	21.0%	14.4%	0.0%
ICE BofAML 1-5 Year U.S. Treasury Index	0.41%	2.73 yrs	1.6%	34.4%	27.2%	17.5%	19.3%	0.0%



Portfolio Performance (Total Return)

Portfolio/Benchmark	Effective Duration	Current Quarter	Annualized Return				
			1 Year	3 Year	5 Year	10 Year	Since Inception (03/31/16) **
CITY OF SANTA FE SPRINGS	2.60	0.14%	0.28%	3.60%	2.12%	-	2.18%
ICE BofAML 1-5 Year U.S. Treasury Index	2.60	0.11%	-0.27%	3.26%	1.76%	-	1.83%
Difference		0.03%	0.55%	0.34%	0.36%	-	0.35%















Portfolio performance is gross of fees unless otherwise indicated. **Since Inception performance is not shown for periods less than one year.

Portfolio Earnings*Quarter-Ended June 30, 2021*

	Market Value Basis	Accrual (Amortized Cost) Basis
Beginning Value (03/31/2021)	\$34,204,187.51	\$33,477,611.02
Net Purchases/Sales	\$134,262.14	\$134,262.14
Change in Value	(\$69,243.14)	\$60,791.40
Ending Value (06/30/2021)	\$34,269,206.51	\$33,672,664.56
Interest Earned	\$117,760.20	\$117,760.20
Portfolio Earnings	\$48,517.06	\$178,551.60

Fixed Income Sector Outlook – July 2021

Sector	Our Investment Preferences	Comments
COMMERCIAL PAPER / CD		<ul style="list-style-type: none"> Commercial paper and CD rates began to rise off historical lows after the Fed increased the IOER and RRP rates. However, issuance remained light around the end of Q2. Pockets of opportunity may present themselves over the next several months.
TREASURIES		
T-Bill		<ul style="list-style-type: none"> T-Bill yields saw some upward pressure towards the end of June, as the Federal Reserve increased two key ultra short-term rates; it is expected that these levels will maintain into the third quarter.
T-Note		<ul style="list-style-type: none"> While the Treasury yield curve continued to flatten during June—particularly between the 2-year and 10-year—it is possible the move was overdone and will at least partially unwind moving into the third quarter. The market expects both yields to rise and the yield curve to steepen throughout the rest of 2021.
FEDERAL AGENCIES		
Bullets		<ul style="list-style-type: none"> Agency bullet spreads tightened slightly as Treasury yields rose in the 1-5 year area of the curve in June. With agencies trading in line with, or even through, Treasury yields and supply expected to remain subdued, the sector is unlikely to provide material added value over the coming months.
Callables		
SUPRANATIONALS		<ul style="list-style-type: none"> Supra spreads narrowed by the end of Q2. The seasonal slowdown in issuance this summer will limit opportunities in the sector over the near-term, as the new issue market has been the best entry point into the sector over the last several months. As a result, spreads will likely remain tight until issuance picks back up.
CORPORATES		
Financials		<ul style="list-style-type: none"> Corporate spreads remain at record tight despite a more hawkish tone from the June Fed meeting. Demand for credit is likely to remain strong, though valuations are rich. Accommodative monetary policy, along with a positive turn in rating trends, should continue to ensure favorable financing conditions. New issues are expected to provide the bulk of any opportunities, as valuations across the secondary market remain rich.
Industrials		
SECURITIZED		
Asset-Backed		<ul style="list-style-type: none"> ABS spreads tightened in June, reaching record tight for both autos and credit cards issues. Issuance in June was the heaviest month so far in 2021. Delinquency rates and net losses remain below expectations. Fiscal stimulus and improving employment figures may push back any increases to later in 2021 or beyond.
Agency Mortgage-Backed		<ul style="list-style-type: none"> MBS spreads are tight but recently found some reprieve. While prepayments are elevated, they are on a considerable slowing path, and this trend is expected to continue. Lower coupon passthroughs, most susceptible to duration extension, are likely to trail Treasuries as rates move higher. With valuations slightly more reasonable, the sector may present better opportunities than in recent quarters.
Agency CMBS		<ul style="list-style-type: none"> CMBS returns have held up well throughout the quarter. As spreads have tightened, the relative value proposition has waned, suggesting a gradual reduction in exposure.
MUNICIPALS		<ul style="list-style-type: none"> While the pace of taxable issuances has slowed, overall supply remains robust, but valuations are expensive for both new issuances and secondary markets. Both selective additions and opportunistic selling may be warranted.

● Current outlook

○ Outlook one month ago

Negative

Slightly Negative

Neutral

Slightly Positive

Positive

Investment Strategy Outlook

- The strong U.S. economic expansion is expected to persist, aided by a vaccine-driven reopening, pent-up consumer demand, and continued fiscal and monetary support. GDP expectations for 2021 have been revised upward, with current forecasts pointing to an annualized 6% growth this year. However, growing inflationary pressures may force the Fed's hand when considering tapering its bond purchases and, ultimately, future rate increases. Given these risks, we plan to maintain the portfolio duration in line with the benchmark as we continue to monitor the economic recovery.
- Our outlook for major investment-grade sectors includes the following:
 - **Treasuries:** Current allocations provide “dry powder” to add to other sectors should spreads become more attractive. Portfolio rebalancing and duration extension trades are focused in the steepest portions of the curve. Along with income, yield curve roll-down should serve as a significant contributor to portfolio returns as the upside for pure price appreciation is quite limited.
 - **Agencies:** There is limited room for further spread tightening from current levels as spreads are in the single-digit range across most of the curve. With spreads likely to remain near zero over the coming quarter, the sector offers very little incremental yield compared to Treasuries. We will continue to reduce allocations, realize gains where appropriate, and favor other sectors.
 - **Supranationals:** Spreads compared to similar-maturity Treasuries and agencies have value on an issue-specific basis, and the sector presents good opportunities as a government alternative. While new issue opportunities remain the best entry point, issuance is limited and is likely to dwindle through the summer.
 - **Corporates:** Continued economic recovery, supportive monetary policy, lower expected supply, and strong investor demand for high quality yield should serve as catalysts for good performance in the corporate sector. While historically tight spreads have encouraged us to position allocations defensively, the sector still represents a core allocation to portfolios.
 - **Asset-Backed Securities (ABS):** New issue activity was elevated to start 2021; however, investor appetite remains robust, and spreads have remained near their recent floor. Collateral performance in consumer sectors has been stronger than expected, and there is little expectation for any material change in the near term. With this outlook, we will look to modestly reduce holdings by attrition as holdings pay down.

Investment Strategy Outlook

- **Agency MBS:** The Fed continues “to support the smooth functioning” of the MBS market through its ongoing purchase program. After a surge in prepayments over the past year, a meaningful slowdown has occurred. Further, anticipation of Fed taper talk has started to pressure spreads wider. We view the combination of slower prepayments and wider spreads as positive developments and may begin to selectively add back allocations to the sector.
- **Taxable Municipals:** Taxable municipals have been a great alternative to corporates over the past year. While we still see opportunities in the sector, we have turned more cautious due to very tight spreads. Similar to other sectors, we may begin to opportunistically sell rich holdings while continuing to evaluate new issues that come to market.

Issuer Distribution

Issuer Distribution

As of June 30, 2021

Issuer	Market Value (\$)	% of Portfolio	Top 5 = 67.8%	Top 10 = 73.0%
UNITED STATES TREASURY	14,633,248	42.7%		
FREDDIE MAC	5,320,049	15.5%		
FANNIE MAE	2,448,921	7.2%		
INTL BANK OF RECONSTRUCTION AND DEV	433,854	1.3%		
JP MORGAN CHASE & CO	398,391	1.2%		
AMAZON.COM INC	394,771	1.2%		
VERIZON OWNER TRUST	379,441	1.1%		
NEW YORK ST URBAN DEVELOPMENT CORP	338,555	1.0%		
THE WALT DISNEY CORPORATION	335,303	1.0%		
CARMAX AUTO OWNER TRUST	334,184	1.0%		
DNB ASA	333,483	1.0%		
SKANDINAVISKA ENSKILDA BANKEN AB	331,260	1.0%		
NORDEA BANK ABP	331,222	1.0%		
SOCIETE GENERALE	327,932	1.0%		
FEDERAL HOME LOAN BANKS	327,532	1.0%		
CREDIT AGRICOLE SA	326,365	1.0%		
PFIZER INC	317,628	0.9%		
GENERAL DYNAMICS CORP	316,516	0.9%		

Issuer	Market Value (\$)	% of Portfolio
BANK OF AMERICA CO	300,904	0.9%
CITIGROUP INC	279,137	0.8%
MERCK & CO INC	265,408	0.8%
3M COMPANY	257,569	0.8%
FLORIDA STATE BOARD OF ADMIN FIN CORP	257,542	0.8%
CREDIT SUISSE GROUP RK	255,407	0.8%
SUMITOMO MITSUI FINANCIAL GROUP INC	251,175	0.7%
UNITEDHEALTH GROUP INC	249,238	0.7%
GOLDMAN SACHS GROUP INC	248,945	0.7%
THE BANK OF NEW YORK MELLON CORPORATION	233,178	0.7%
TOYOTA MOTOR CORP	232,748	0.7%
BRISTOL-MYERS SQUIBB CO	205,706	0.6%
NEW YORK & NEW JERSEY PORT AUTHORITY	202,594	0.6%
MORGAN STANLEY	189,748	0.6%
GM FINANCIAL LEASINGTRUST	184,874	0.5%
COMCAST CORP	184,085	0.5%
INTER-AMERICAN DEVELOPMENT BANK	175,758	0.5%
ASTRAZENECA PLC	154,806	0.5%
STATE OF CONNECTICUT	141,900	0.4%
APPLE INC	141,173	0.4%
DEERE & COMPANY	136,998	0.4%

Issuer	Market Value (\$)	% of Portfolio
TRUIST FIN CORP	128,692	0.4%
DISCOVER FINANCIAL SERVICES	127,608	0.4%
SAN JUAN UNIFIED SCHOOL DISTRICT	125,633	0.4%
HONDA AUTO RECEIVABLES	125,152	0.4%
FORD CREDIT AUTO OWNER TRUST	122,648	0.4%
BURLINGTON NORTHERN SANTA FE	118,241	0.4%
CHEVRON CORPORATION	111,166	0.3%
CHARLES SCHWAB	105,553	0.3%
CATERPILLAR INC	100,146	0.3%
TOYOTA LEASE OWNER TRUST	90,063	0.3%
PACCAR FINANCIAL CORP	82,138	0.2%
HARLEY-DAVIDSON MOTORCYCLE TRUST	75,760	0.2%
PEPSICO INC	75,586	0.2%
CALIFORNIA EARTHQUAKE AUTHORITY	70,666	0.2%
NISSAN AUTO LEASE TRUST	70,624	0.2%
HYUNDAI AUTO RECEIVABLES	69,981	0.2%
NEW JERSEY TURNPIKE AUTHORITY	69,856	0.2%
HONEYWELL INTERNATIONAL	66,229	0.2%
VOLKSWAGEN OF AMERICA	65,800	0.2%
NATIONAL RURAL UTILITIES CO FINANCE CORP	64,745	0.2%
PFM FUNDS - GOVT SELECT, INSTL CL	63,922	0.2%

Issuer	Market Value (\$)	% of Portfolio
BMW FINANCIAL SERVICES NA LLC	60,047	0.2%
ADOBE INC	35,762	0.1%
GM FINANCIAL CONSUMER AUTOMOBILE TRUST	35,512	0.1%
MERCEDES-BENZ AUTO RECEIVABLES	30,127	0.1%
Grand Total:	34,269,207	100.0%

Portfolio Transactions

Quarterly Portfolio Transactions

Tran. Type	Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt (\$)	Yield	Realized G/L (BV)
INTEREST	4/1/21	4/1/21	0.00	83369XDL9	SOCIETE GENERALE NY CERT DEPOS	1.80%	2/14/22	2,925.00		
INTEREST	4/1/21	4/1/21	100,000.00	46647PBB1	JPMORGAN CHASE & CO BONDS	3.20%	4/1/23	1,603.50		
INTEREST	4/1/21	4/1/21	110,000.00	12189LAV3	BURLINGTN NORTH SANTA FE CORP NOTES (CAL	3.00%	4/1/25	1,650.00		
INTEREST	4/1/21	4/1/21	0.00	83369XDL9	SOCIETE GENERALE NY CERT DEPOS	1.80%	2/14/22	(2,957.50)		
INTEREST	4/1/21	4/25/21	44,396.32	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/23	98.74		
INTEREST	4/1/21	4/25/21	159,077.92	3137BM6P6	FHLMC SERIES K721 A2	3.09%	8/1/22	409.63		
INTEREST	4/1/21	4/25/21	95,828.26	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/22	203.86		
INTEREST	4/1/21	4/25/21	17,051.54	3137FKK39	FHMS KP05 A	3.20%	7/1/23	45.51		
INTEREST	4/1/21	4/25/21	275,000.00	3137AWQH1	FHLMC MULTIFAMILY STRUCTURED P	2.30%	8/1/22	528.69		
INTEREST	4/1/21	4/25/21	26,515.31	3136B1XP4	FNA 2018-M5 A2	3.56%	9/1/21	78.66		
INTEREST	4/1/21	4/25/21	85,446.61	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/24	185.37		
INTEREST	4/1/21	4/25/21	106,304.00	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/22	224.78		
INTEREST	4/1/21	4/25/21	300,000.00	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/22	627.50		
INTEREST	4/1/21	4/25/21	325,000.00	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/22	637.81		
PAYDOWNS	4/1/21	4/25/21	264.51	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/22	264.51		0.00
PAYDOWNS	4/1/21	4/25/21	2,783.41	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/22	2,783.41		0.00
PAYDOWNS	4/1/21	4/25/21	253.71	3137BM6P6	FHLMC SERIES K721 A2	3.09%	8/1/22	253.71		0.00
PAYDOWNS	4/1/21	4/25/21	12,469.91	3136B1XP4	FNA 2018-M5 A2	3.56%	9/1/21	12,469.91		0.00
PAYDOWNS	4/1/21	4/25/21	2,750.38	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/22	2,750.38		0.00
PAYDOWNS	4/1/21	4/25/21	1,710.79	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/24	1,710.79		0.00

CITY OF SANTA FE SPRINGS

Portfolio Activity

Tran. Type	Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt (\$)	Yield	Realized G/L (BV)
PAYDOWNS	4/1/21	4/25/21	23.48	3137FKK39	FHMS KP05 A	3.20%	7/1/23	23.48		0.00
PAYDOWNS	4/1/21	4/25/21	1,895.43	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/23	1,895.43		0.00
INTEREST	4/5/21	4/5/21	320,000.00	22535CDV0	CREDIT AGRICOLE CIB NY CERT DEPOS	2.83%	4/1/22	9,156.62		
BUY	4/13/21	4/20/21	235,000.00	459058JV6	INTL BK OF RECON AND DEV NOTE	0.12%	4/20/23	(234,513.55)	0.23%	
BUY	4/13/21	4/21/21	90,000.00	89238EAC0	TLOT 2021-A A3	0.39%	4/22/24	(89,989.50)	0.39%	
BUY	4/13/21	4/21/21	110,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/26	(109,976.30)	0.52%	
INTEREST	4/15/21	4/15/21	51,345.98	58772RAD6	MBART 2018-1 A3	3.03%	1/15/23	129.65		
INTEREST	4/15/21	4/15/21	161,548.41	34533FAD3	FORDO 2019-A A3	2.78%	9/15/23	374.25		
INTEREST	4/15/21	4/15/21	35,000.00	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/25	9.92		
INTEREST	4/15/21	4/15/21	3,383.62	65478HAD0	NAROT 2017-C A3	2.12%	4/15/22	5.98		
INTEREST	4/15/21	4/15/21	75,000.00	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/24	116.87		
INTEREST	4/15/21	4/15/21	325,000.00	14041NFU0	COMET 2019-A2 A2	1.72%	8/15/24	465.83		
INTEREST	4/15/21	4/15/21	38,011.57	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/23	99.15		
INTEREST	4/15/21	4/15/21	95,593.61	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/24	213.49		
INTEREST	4/15/21	4/15/21	1,449.21	02007MAE0	ALLYA 2018-1 A3	2.35%	6/15/22	2.84		
INTEREST	4/15/21	4/15/21	23,686.18	65479PAD1	NALT 2019-A A3	2.76%	3/15/22	54.48		
INTEREST	4/15/21	4/15/21	70,000.00	65480EAD3	NALT 2020-B A3	0.43%	10/16/23	25.08		
INTEREST	4/15/21	4/15/21	16,356.08	65478DAD9	NAROT 2018-A A3	2.65%	5/15/22	36.12		
INTEREST	4/15/21	4/15/21	170,000.00	20030NCR0	COMCAST CORP (CALLABLE) CORPORATE NOTES	3.70%	4/15/24	3,145.00		
INTEREST	4/15/21	4/15/21	85,000.00	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/25	35.42		
INTEREST	4/15/21	4/15/21	125,000.00	254683CM5	DCENT 2019-A3 A	1.89%	10/15/24	196.88		
PAYDOWNS	4/15/21	4/15/21	11,404.24	65478DAD9	NAROT 2018-A A3	2.65%	5/15/22	11,404.24		0.00

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Tran. Type	Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt (\$)	Yield	Realized G/L (BV)
PAYDOWNS	4/15/21	4/15/21	4,429.48	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/23	4,429.48		0.00
PAYDOWNS	4/15/21	4/15/21	1,449.21	02007MAE0	ALLYA 2018-1 A3	2.35%	6/15/22	1,449.21		0.00
PAYDOWNS	4/15/21	4/15/21	15,236.21	34533FAD3	FORDO 2019-A A3	2.78%	9/15/23	15,236.21		0.00
PAYDOWNS	4/15/21	4/15/21	7,034.75	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/24	7,034.75		0.00
PAYDOWNS	4/15/21	4/15/21	8,157.52	58772RAD6	MBART 2018-1 A3	3.03%	1/15/23	8,157.52		0.00
PAYDOWNS	4/15/21	4/15/21	8,511.92	65479PAD1	NALT 2019-A A3	2.76%	3/15/22	8,511.92		0.00
PAYDOWNS	4/15/21	4/15/21	3,383.62	65478HAD0	NAROT 2017-C A3	2.12%	4/15/22	3,383.62		0.00
INTEREST	4/16/21	4/16/21	51,838.19	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/23	130.46		
PAYDOWNS	4/16/21	4/16/21	5,957.61	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/23	5,957.61		0.00
INTEREST	4/18/21	4/18/21	125,000.00	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/24	38.54		
SELL	4/19/21	4/20/21	250,000.00	91159HHC7	US BANCORP (CALLABLE) NOTE	3.00%	3/15/22	256,491.67		4,428.00
INTEREST	4/20/21	4/20/21	625,000.00	3137EAEQ8	FREDDIE MAC NOTES	0.37%	4/20/23	1,171.88		
INTEREST	4/20/21	4/20/21	100,000.00	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/24	154.17		
INTEREST	4/20/21	4/20/21	98,503.16	92869BAD4	VALET 2018-2 A3	3.25%	4/20/23	266.78		
INTEREST	4/20/21	4/20/21	60,000.00	362569AC9	GMALT 2020-3 A3	0.45%	8/21/23	22.50		
INTEREST	4/20/21	4/20/21	175,000.00	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/24	282.92		
INTEREST	4/20/21	4/20/21	100,000.00	92290BAA9	VZOT 2020-B A	0.47%	2/20/25	39.17		
PAYDOWNS	4/20/21	4/20/21	12,942.99	92869BAD4	VALET 2018-2 A3	3.25%	4/20/23	12,942.99		0.00
SELL	4/20/21	4/21/21	75,000.00	9128284X5	US TREASURY NOTES	2.75%	8/31/23	79,797.30		4,833.25
BUY	4/20/21	4/28/21	70,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/25	(69,992.64)	0.38%	
INTEREST	4/22/21	4/22/21	290,000.00	3135G03U5	FANNIE MAE NOTES	0.62%	4/22/25	906.25		
INTEREST	4/24/21	4/24/21	300,000.00	06051GJH3	BANK OF AMERICA CORP (CALLABLE) CORPORAT	0.81%	10/24/24	1,235.25		

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INTEREST	4/24/21	4/24/21	115,000.00	06406RAN7	BANK OF NY MELLON (CALLABLE) CORP NOTES	1.60%	4/24/25	920.00		
INTEREST	4/24/21	4/24/21	110,000.00	06406RAL1	BANK OF NY MELLON CORP	2.10%	10/24/24	1,155.00		
INTEREST	4/25/21	4/25/21	60,000.00	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/24	21.75		
INTEREST	4/27/21	4/27/21	275,000.00	172967LQ2	CITIGROUP INC CORP NOTES	2.70%	10/27/22	3,712.50		
BUY	4/27/21	5/4/21	125,000.00	172967MX6	CITIGROUP INC CORPORATE NOTES	0.98%	5/1/25	(125,000.00)	0.98%	
SELL	4/27/21	5/4/21	125,000.00	172967LQ2	CITIGROUP INC CORP NOTES	2.70%	10/27/22	129,149.38		5,827.18
INTEREST	4/30/21	4/30/21	400,000.00	912828ZL7	US TREASURY NOTES	0.37%	4/30/25	750.00		
INTEREST	4/30/21	4/30/21	300,000.00	912828X70	US TREASURY NOTES	2.00%	4/30/24	3,000.00		
INTEREST	4/30/21	4/30/21	925,000.00	912828YM6	US TREASURY NOTES	1.50%	10/31/24	6,937.50		
INTEREST	5/1/21	5/1/21	75,000.00	713448EY0	PEPSICO INC CORPORATE NOTES	0.75%	5/1/23	281.25		
INTEREST	5/1/21	5/25/21	300,000.00	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/22	627.50		
INTEREST	5/1/21	5/25/21	324,735.49	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/22	637.29		
INTEREST	5/1/21	5/25/21	103,553.62	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/22	220.37		
INTEREST	5/1/21	5/25/21	275,000.00	3137AWQH1	FHLMC MULTIFAMILY STRUCTURED P	2.30%	8/1/22	528.69		
INTEREST	5/1/21	5/25/21	17,028.06	3137FKK39	FHMS KP05 A	3.20%	7/1/23	45.45		
INTEREST	5/1/21	5/25/21	158,824.21	3137BM6P6	FHLMC SERIES K721 A2	3.09%	8/1/22	408.97		
INTEREST	5/1/21	5/25/21	42,500.89	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/23	94.53		
INTEREST	5/1/21	5/25/21	14,045.40	3136B1XP4	FNA 2018-M5 A2	3.56%	9/1/21	41.67		
INTEREST	5/1/21	5/25/21	93,044.85	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/22	176.79		
INTEREST	5/1/21	5/25/21	83,735.82	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/24	241.54		
PAYDOWNS	5/1/21	5/25/21	1,955.96	3136B1XP4	FNA 2018-M5 A2	3.56%	9/1/21	1,955.96		0.00
PAYDOWNS	5/1/21	5/25/21	4,678.97	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/24	4,678.97		0.00

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PAYDOWNS	5/1/21	5/25/21	2,008.76	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/23	2,008.76		0.00
PAYDOWNS	5/1/21	5/25/21	2,985.84	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/22	2,985.84		0.00
PAYDOWNS	5/1/21	5/25/21	268.56	3137BM6P6	FHLMC SERIES K721 A2	3.09%	8/1/22	268.56		0.00
PAYDOWNS	5/1/21	5/25/21	894.21	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/22	894.21		0.00
PAYDOWNS	5/1/21	5/25/21	6,925.98	3137FKK39	FHMS KP05 A	3.20%	7/1/23	6,925.98		0.00
PAYDOWNS	5/1/21	5/25/21	211.12	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/22	211.12		0.00
BUY	5/4/21	5/6/21	425,000.00	912828ZT0	US TREASURY NOTES	0.25%	5/31/25	(419,282.50)	0.61%	
SELL	5/4/21	5/6/21	310,000.00	911312BC9	UNITED PARCEL SERVICE (CALLABLE) NOTES	2.35%	5/16/22	319,522.34		5,500.87
SELL	5/4/21	5/6/21	100,000.00	69371RP83	PACCAR FINANCIAL CORP CORP NOTES	2.65%	5/10/22	103,776.56		2,499.18
INTEREST	5/5/21	5/5/21	590,000.00	3137EAER6	FREDDIE MAC NOTES	0.37%	5/5/23	1,106.25		
INTEREST	5/6/21	5/6/21	340,000.00	3137EAEZ8	FREDDIE MAC NOTES	0.25%	11/6/23	427.36		
BUY	5/10/21	5/12/21	245,000.00	023135BW5	AMAZON.COM INC CORPORATE NOTES	0.45%	5/12/24	(244,642.30)	0.50%	
INTEREST	5/11/21	5/11/21	75,000.00	166764BV1	CHEVRON CORP CORPORATE NOTES	1.14%	5/11/23	427.88		
INTEREST	5/11/21	5/11/21	140,000.00	037833DV9	APPLE INC CORPORATE NOTES	0.75%	5/11/23	525.00		
SELL	5/11/21	5/12/21	70,000.00	9128284X5	US TREASURY NOTES	2.75%	8/31/23	74,488.89		4,405.15
SELL	5/11/21	5/12/21	125,000.00	9128282D1	US TREASURY NOTES	1.37%	8/31/23	128,724.74		4,433.96
INTEREST	5/13/21	5/13/21	160,000.00	110122DT2	BRISTOL-MYERS SQUIBB CO (CALLABLE) CORP	0.53%	11/13/23	429.60		
INTEREST	5/15/21	5/15/21	43,188.46	58772RAD6	MBART 2018-1 A3	3.03%	1/15/23	109.05		
INTEREST	5/15/21	5/15/21	70,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/25	12.56		
INTEREST	5/15/21	5/15/21	70,000.00	65480EAD3	NALT 2020-B A3	0.43%	10/16/23	25.08		
INTEREST	5/15/21	5/15/21	4,951.84	65478DAD9	NAROT 2018-A A3	2.65%	5/15/22	10.94		
INTEREST	5/15/21	5/15/21	75,000.00	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/24	116.87		

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INTEREST	5/15/21	5/15/21	33,582.09	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/23	87.59		
INTEREST	5/15/21	5/15/21	325,000.00	14041NFU0	COMET 2019-A2 A2	1.72%	8/15/24	465.83		
INTEREST	5/15/21	5/15/21	88,558.86	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/24	197.78		
INTEREST	5/15/21	5/15/21	146,312.20	34533FAD3	FORDO 2019-A A3	2.78%	9/15/23	338.96		
INTEREST	5/15/21	5/15/21	110,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/26	38.13		
INTEREST	5/15/21	5/15/21	300,000.00	369550BD9	GENERAL DYNAMICS CORP NOTES	3.37%	5/15/23	5,062.50		
INTEREST	5/15/21	5/15/21	125,000.00	254683CM5	DCENT 2019-A3 A	1.89%	10/15/24	196.88		
INTEREST	5/15/21	5/15/21	35,000.00	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/25	9.92		
INTEREST	5/15/21	5/15/21	85,000.00	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/25	35.42		
INTEREST	5/15/21	5/15/21	15,174.26	65479PAD1	NALT 2019-A A3	2.76%	3/15/22	34.90		
PAYDOWNS	5/15/21	5/15/21	4,951.84	65478DAD9	NAROT 2018-A A3	2.65%	5/15/22	4,951.84		0.00
PAYDOWNS	5/15/21	5/15/21	6,983.08	58772RAD6	MBART 2018-1 A3	3.03%	1/15/23	6,983.08		0.00
PAYDOWNS	5/15/21	5/15/21	6,980.57	65479PAD1	NALT 2019-A A3	2.76%	3/15/22	6,980.57		0.00
PAYDOWNS	5/15/21	5/15/21	6,275.78	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/24	6,275.78		0.00
PAYDOWNS	5/15/21	5/15/21	3,967.71	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/23	3,967.71		0.00
PAYDOWNS	5/15/21	5/15/21	12,994.08	34533FAD3	FORDO 2019-A A3	2.78%	9/15/23	12,994.08		0.00
INTEREST	5/16/21	5/16/21	45,880.58	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/23	115.47		
INTEREST	5/16/21	5/16/21	150,000.00	06406RAC1	BANK OF NY MELLON CORP NOTES (CALLABLE)	2.66%	5/16/23	1,995.75		
PAYDOWNS	5/16/21	5/16/21	5,496.93	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/23	5,496.93		0.00
INTEREST	5/17/21	5/17/21	110,000.00	38141GXL3	GOLDMAN SACHS GROUP INC CORPORATE NOTES	0.62%	11/17/23	341.02		
BUY	5/17/21	5/19/21	250,000.00	91324PEC2	UNITEDHEALTH GROUP INC CORPORATE NOTES	1.15%	5/15/26	(249,565.00)	1.19%	
INTEREST	5/18/21	5/18/21	125,000.00	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/24	38.54		

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INTEREST	5/18/21	5/18/21	75,000.00	14913Q3C1	CATERPILLAR FINL SERVICE NOTES	1.95%	11/18/22	731.25		
SELL	5/18/21	5/19/21	225,000.00	3137EAEQ8	FREDDIE MAC NOTES	0.37%	4/20/23	225,963.47		1,255.60
BUY	5/18/21	5/26/21	125,000.00	380144AC9	GMALT 2021-2 A3	0.34%	5/20/24	(124,980.38)	0.35%	
INTEREST	5/20/21	5/20/21	90,000.00	89238EAC0	TLOT 2021-A A3	0.39%	4/22/24	28.28		
INTEREST	5/20/21	5/20/21	60,000.00	362569AC9	GMALT 2020-3 A3	0.45%	8/21/23	22.50		
INTEREST	5/20/21	5/20/21	100,000.00	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/24	154.17		
INTEREST	5/20/21	5/20/21	100,000.00	92290BAA9	VZOT 2020-B A	0.47%	2/20/25	39.17		
INTEREST	5/20/21	5/20/21	125,000.00	025816CD9	AMERICAN EXPRESS CO	2.75%	5/20/22	1,718.75		
INTEREST	5/20/21	5/20/21	85,560.17	92869BAD4	VALET 2018-2 A3	3.25%	4/20/23	231.73		
INTEREST	5/20/21	5/20/21	175,000.00	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/24	282.92		
PAYDOWNS	5/20/21	5/20/21	10,843.50	92869BAD4	VALET 2018-2 A3	3.25%	4/20/23	10,843.50		0.00
INTEREST	5/22/21	5/22/21	675,000.00	3135G04Q3	FANNIE MAE NOTES	0.25%	5/22/23	843.75		
INTEREST	5/24/21	5/24/21	175,000.00	4581X0DM7	INTER-AMERICAN DEVEL BK NOTES	0.50%	5/24/23	437.50		
INTEREST	5/24/21	5/24/21	200,000.00	459058JM6	INTL BK RECON & DEVELOP NOTES	0.25%	11/24/23	250.00		
BUY	5/24/21	6/1/21	135,000.00	46647PCH7	JPMORGAN CHASE & CO CORPORATE NOTES	0.82%	6/1/25	(135,000.00)	0.82%	
INTEREST	5/25/21	5/25/21	60,000.00	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/24	14.50		
SELL	5/25/21	5/26/21	60,000.00	24422EVA4	JOHN DEERE CAPITAL CORP CORP NOTES	1.95%	6/13/22	61,626.55		1,126.30
BUY	5/25/21	5/28/21	155,000.00	04636NAC7	ASTRAZENECA FINANCE LLC (CALLABLE) CORP	0.70%	5/28/24	(154,986.05)	0.70%	
SELL	5/26/21	5/28/21	125,000.00	025816CD9	AMERICAN EXPRESS CO	2.75%	5/20/22	127,903.89		2,876.36
SELL	5/27/21	5/28/21	20,000.00	9128284X5	US TREASURY NOTES	2.75%	8/31/23	21,292.40		1,242.94
SELL	5/28/21	6/1/21	140,000.00	3137EAEQ8	FREDDIE MAC NOTES	0.37%	4/20/23	140,644.99		805.11
INTEREST	5/31/21	5/31/21	300,000.00	91282CAZ4	US TREASURY NOTES	0.37%	11/30/25	562.50		

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INTEREST	5/31/21	5/31/21	750,000.00	912828ZT0	US TREASURY NOTES	0.25%	5/31/25	937.50		
INTEREST	5/31/21	5/31/21	550,000.00	912828U57	US TREASURY NOTES	2.12%	11/30/23	5,843.75		
INTEREST	5/31/21	5/31/21	1,225,000.00	912828XT2	US TREASURY NOTES	2.00%	5/31/24	12,250.00		
INTEREST	6/1/21	6/1/21	100,000.00	20772KKK4	CT ST T/E GO BONDS	2.00%	6/1/25	1,000.00		
INTEREST	6/1/21	6/1/21	100,000.00	46647PBQ8	JPMORGAN CHASE & CO CORPORATE NOTES	1.51%	6/1/24	757.00		
INTEREST	6/1/21	6/25/21	79,056.85	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/24	191.86		
INTEREST	6/1/21	6/25/21	158,555.65	3137BM6P6	FHLMC SERIES K721 A2	3.09%	8/1/22	408.28		
INTEREST	6/1/21	6/25/21	275,000.00	3137AWQH1	FHLMC MULTIFAMILY STRUCTURED P	2.30%	8/1/22	528.69		
INTEREST	6/1/21	6/25/21	92,833.73	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/22	176.38		
INTEREST	6/1/21	6/25/21	300,000.00	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/22	627.50		
INTEREST	6/1/21	6/25/21	40,492.13	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/23	90.06		
INTEREST	6/1/21	6/25/21	12,089.44	3136B1XP4	FNA 2018-M5 A2	3.56%	9/1/21	35.87		
INTEREST	6/1/21	6/25/21	323,841.28	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/22	635.54		
INTEREST	6/1/21	6/25/21	100,567.78	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/22	221.38		
INTEREST	6/1/21	6/25/21	10,102.08	3137FKK39	FHMS KP05 A	3.20%	7/1/23	26.96		
PAYDOWNS	6/1/21	6/25/21	1,908.51	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/23	1,908.51		0.00
PAYDOWNS	6/1/21	6/25/21	202.64	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/22	202.64		0.00
PAYDOWNS	6/1/21	6/25/21	23.74	3137FKK39	FHMS KP05 A	3.20%	7/1/23	23.74		0.00
PAYDOWNS	6/1/21	6/25/21	3,722.35	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/24	3,722.35		0.00
PAYDOWNS	6/1/21	6/25/21	5,572.46	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/22	5,572.46		0.00
PAYDOWNS	6/1/21	6/25/21	255.40	3137BM6P6	FHLMC SERIES K721 A2	3.09%	8/1/22	255.40		0.00
PAYDOWNS	6/1/21	6/25/21	854.93	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/22	854.93		0.00

CITY OF SANTA FE SPRINGS

Portfolio Activity

Tran. Type	Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt (\$)	Yield	Realized G/L (BV)
PAYDOWNS	6/1/21	6/25/21	8,236.63	3136B1XP4	FNA 2018-M5 A2	3.56%	9/1/21	8,236.63		0.00
INTEREST	6/2/21	6/2/21	325,000.00	23341VZT1	DNB BANK ASA/NY LT CD	2.04%	12/2/22	3,351.83		
INTEREST	6/3/21	6/3/21	150,000.00	023135BP0	AMAZON.COM INC CORPORATE NOTES	0.40%	6/3/23	300.00		
BUY	6/3/21	6/8/21	700,000.00	91282CCF6	US TREASURY N/B NOTES	0.75%	5/31/26	(697,079.59)	0.84%	
INTEREST	6/4/21	6/4/21	275,000.00	3137EAFA2	FREDDIE MAC NOTES	0.25%	12/4/23	343.75		
SELL	6/7/21	6/8/21	260,000.00	3137EAEQ8	FREDDIE MAC NOTES	0.37%	4/20/23	261,242.80		1,517.05
SELL	6/7/21	6/8/21	75,000.00	14913Q3C1	CATERPILLAR FINL SERVICE NOTES	1.95%	11/18/22	76,960.00		1,896.27
SELL	6/7/21	6/8/21	150,000.00	06406RAC1	BANK OF NY MELLON CORP NOTES (CALLABLE)	2.66%	5/16/23	153,627.93		4,722.03
SELL	6/7/21	6/8/21	95,000.00	14913Q3A5	CATERPILLAR FINANCIAL SERVICES CORP NOTE	1.90%	9/6/22	97,418.28		2,011.82
INTEREST	6/8/21	6/8/21	305,000.00	3130A0F70	FEDERAL HOME LOAN BANKS NOTES	3.37%	12/8/23	5,146.88		
SELL	6/8/21	6/8/21	80,000.00	9128285D8	US TREASURY NOTES	2.87%	9/30/23	85,402.36		5,152.42
SELL	6/8/21	6/10/21	325,000.00	14041NFU0	COMET 2019-A2 A2	1.72%	8/15/24	331,431.16		6,095.62
BUY	6/10/21	6/10/21	325,000.00	912828ZT0	US TREASURY NOTES	0.25%	5/31/25	(321,061.26)	0.56%	
INTEREST	6/15/21	6/15/21	70,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/25	22.17		
INTEREST	6/15/21	6/15/21	36,205.38	58772RAD6	MBART 2018-1 A3	3.03%	1/15/23	91.42		
INTEREST	6/15/21	6/15/21	133,318.12	34533FAD3	FORDO 2019-A A3	2.78%	9/15/23	308.85		
INTEREST	6/15/21	6/15/21	75,000.00	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/24	116.87		
INTEREST	6/15/21	6/15/21	110,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/26	47.67		
INTEREST	6/15/21	6/15/21	29,614.38	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/23	77.24		
INTEREST	6/15/21	6/15/21	35,000.00	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/25	9.92		
INTEREST	6/15/21	6/15/21	125,000.00	254683CM5	DCENT 2019-A3 A	1.89%	10/15/24	196.88		
INTEREST	6/15/21	6/15/21	82,283.08	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/24	183.77		

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Portfolio Activity

Tran. Type	Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt (\$)	Yield	Realized G/L (BV)
INTEREST	6/15/21	6/15/21	85,000.00	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/25	35.42		
INTEREST	6/15/21	6/15/21	8,193.69	65479PAD1	NALT 2019-A A3	2.76%	3/15/22	18.85		
INTEREST	6/15/21	6/15/21	70,000.00	65480EAD3	NALT 2020-B A3	0.43%	10/16/23	25.08		
PAYDOWNS	6/15/21	6/15/21	3,488.33	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/23	3,488.33		0.00
PAYDOWNS	6/15/21	6/15/21	5,756.44	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/24	5,756.44		0.00
PAYDOWNS	6/15/21	6/15/21	6,242.29	58772RAD6	MBART 2018-1 A3	3.03%	1/15/23	6,242.29		0.00
PAYDOWNS	6/15/21	6/15/21	7,716.21	65479PAD1	NALT 2019-A A3	2.76%	3/15/22	7,716.21		0.00
PAYDOWNS	6/15/21	6/15/21	12,058.43	34533FAD3	FORDO 2019-A A3	2.78%	9/15/23	12,058.43		0.00
INTEREST	6/16/21	6/16/21	40,383.65	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/23	101.63		
PAYDOWNS	6/16/21	6/16/21	5,154.49	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/23	5,154.49		0.00
INTEREST	6/18/21	6/18/21	125,000.00	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/24	38.54		
INTEREST	6/20/21	6/20/21	60,000.00	362569AC9	GMALT 2020-3 A3	0.45%	8/21/23	22.50		
INTEREST	6/20/21	6/20/21	175,000.00	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/24	282.92		
INTEREST	6/20/21	6/20/21	74,716.67	92869BAD4	VALET 2018-2 A3	3.25%	4/20/23	202.36		
INTEREST	6/20/21	6/20/21	125,000.00	380144AC9	GMALT 2021-2 A3	0.34%	5/20/24	29.51		
INTEREST	6/20/21	6/20/21	100,000.00	92290BAA9	VZOT 2020-B A	0.47%	2/20/25	39.17		
INTEREST	6/20/21	6/20/21	100,000.00	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/24	154.17		
INTEREST	6/20/21	6/20/21	90,000.00	89238EAC0	TLOT 2021-A A3	0.39%	4/22/24	29.25		
PAYDOWNS	6/20/21	6/20/21	9,594.73	92869BAD4	VALET 2018-2 A3	3.25%	4/20/23	9,594.73		0.00
INTEREST	6/25/21	6/25/21	60,000.00	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/24	14.50		
INTEREST	6/26/21	6/26/21	610,000.00	3137EAES4	FREDDIE MAC NOTES	0.25%	6/26/23	762.50		
BUY	6/28/21	6/29/21	725,000.00	912828ZW3	US TREASURY NOTES	0.25%	6/30/25	(712,675.65)	0.71%	

CITY OF SANTA FE SPRINGS

Portfolio Activity

Tran. Type	Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt (\$)	Yield	Realized G/L (BV)
SELL	6/28/21	6/29/21	640,000.00	3135G05G4	FANNIE MAE NOTES	0.25%	7/10/23	640,527.11		707.16
INTEREST	6/30/21	6/30/21	300,000.00	91282CBC4	US TREASURY NOTES	0.37%	12/31/25	562.50		
INTEREST	6/30/21	6/30/21	475,000.00	9128286Z8	US TREASURY NOTES	1.75%	6/30/24	4,156.25		
INTEREST	6/30/21	6/30/21	725,000.00	912828ZW3	US TREASURY NOTES	0.25%	6/30/25	906.25		
INTEREST	6/30/21	6/30/21	980,000.00	912828V23	US TREASURY NOTES	2.25%	12/31/23	11,025.00		
INTEREST	6/30/21	6/30/21	1,600,000.00	9128285U0	US TREASURY NOTES	2.62%	12/31/23	21,000.00		
TOTALS								12,295.31		61,336.27

Portfolio Holdings

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 10/01/2018 2.875% 09/30/2023	9128285D8	150,000.00	AA+	Aaa	11/2/2018	11/6/2018	148,863.28	3.04	1,084.01	149,478.34	158,648.43
US TREASURY NOTES DTD 10/01/2018 2.875% 09/30/2023	9128285D8	320,000.00	AA+	Aaa	10/31/2018	10/31/2018	318,437.50	2.98	2,312.57	319,285.34	338,449.98
US TREASURY NOTES DTD 11/30/2016 2.125% 11/30/2023	912828U57	550,000.00	AA+	Aaa	12/10/2018	12/11/2018	534,359.38	2.74	989.92	542,399.43	573,718.75
US TREASURY NOTES DTD 01/03/2017 2.250% 12/31/2023	912828V23	980,000.00	AA+	Aaa	1/30/2019	1/31/2019	965,912.50	2.56	59.92	972,834.60	1,026,243.75
US TREASURY NOTES DTD 12/31/2018 2.625% 12/31/2023	9128285U0	1,600,000.00	AA+	Aaa	1/29/2019	1/31/2019	1,605,500.00	2.55	114.13	1,602,797.49	1,690,500.00
US TREASURY NOTES DTD 01/15/2021 0.125% 01/15/2024	91282CBE0	1,200,000.00	AA+	Aaa	2/2/2021	2/3/2021	1,198,125.00	0.18	691.99	1,198,382.90	1,192,875.00
US TREASURY NOTES DTD 01/31/2017 2.250% 01/31/2024	912828V80	125,000.00	AA+	Aaa	2/7/2019	2/11/2019	123,720.70	2.47	1,173.17	124,334.62	131,054.69
US TREASURY NOTES DTD 02/18/2014 2.750% 02/15/2024	912828B66	425,000.00	AA+	Aaa	3/1/2019	3/6/2019	428,303.71	2.58	4,390.88	426,753.32	451,363.26
US TREASURY NOTES DTD 03/31/2017 2.125% 03/31/2024	912828W71	650,000.00	AA+	Aaa	4/1/2019	4/3/2019	644,337.89	2.31	3,471.99	646,883.36	680,570.28
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	300,000.00	AA+	Aaa	5/1/2019	5/3/2019	296,167.97	2.27	1,010.87	297,827.68	313,312.50
US TREASURY NOTES DTD 05/31/2017 2.000% 05/31/2024	912828XT2	1,225,000.00	AA+	Aaa	6/3/2019	6/5/2019	1,231,316.41	1.89	2,075.14	1,228,692.08	1,280,125.00
US TREASURY NOTES DTD 06/30/2019 1.750% 06/30/2024	9128286Z8	200,000.00	AA+	Aaa	7/1/2019	7/3/2019	199,546.88	1.80	9.51	199,727.98	207,718.76
US TREASURY NOTES DTD 06/30/2019 1.750% 06/30/2024	9128286Z8	275,000.00	AA+	Aaa	12/11/2019	12/12/2019	275,708.98	1.69	13.08	275,467.11	285,613.30
US TREASURY NOTES DTD 09/30/2019 1.500% 09/30/2024	912828YH7	500,000.00	AA+	Aaa	10/31/2019	11/4/2019	499,472.66	1.52	1,885.25	499,650.70	515,937.50
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	575,000.00	AA+	Aaa	12/2/2019	12/4/2019	569,856.45	1.69	1,453.13	571,505.94	593,328.13

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	350,000.00	AA+	Aaa	2/3/2020	2/5/2020	352,460.94	1.35	884.51	351,732.62	361,156.25
US TREASURY NOTES DTD 01/31/2020 1.375% 01/31/2025	912828Z52	100,000.00	AA+	Aaa	2/19/2020	2/20/2020	99,859.38	1.40	573.55	99,898.06	102,750.00
US TREASURY NOTES DTD 02/29/2020 1.125% 02/28/2025	912828ZC7	775,000.00	AA+	Aaa	3/2/2020	3/4/2020	785,837.89	0.84	2,914.15	782,958.89	789,046.88
US TREASURY NOTES DTD 04/30/2020 0.375% 04/30/2025	912828ZL7	400,000.00	AA+	Aaa	6/3/2020	6/5/2020	399,875.00	0.38	252.72	399,902.30	395,687.52
US TREASURY NOTES DTD 05/31/2020 0.250% 05/31/2025	912828ZT0	325,000.00	AA+	Aaa	6/30/2020	6/30/2020	324,873.05	0.26	68.82	324,898.92	319,515.63
US TREASURY NOTES DTD 05/31/2020 0.250% 05/31/2025	912828ZT0	425,000.00	AA+	Aaa	5/4/2021	5/6/2021	418,824.22	0.61	89.99	419,056.95	417,828.13
US TREASURY NOTES DTD 05/31/2020 0.250% 05/31/2025	912828ZT0	325,000.00	AA+	Aaa	6/10/2021	6/10/2021	321,039.06	0.56	68.82	321,096.39	319,515.62
US TREASURY NOTES DTD 06/30/2020 0.250% 06/30/2025	912828ZW3	725,000.00	AA+	Aaa	6/28/2021	6/29/2021	711,774.41	0.71	4.93	711,792.50	712,085.94
US TREASURY NOTES DTD 11/30/2020 0.375% 11/30/2025	91282CAZ4	300,000.00	AA+	Aaa	12/1/2020	12/3/2020	299,343.75	0.42	95.29	299,419.35	294,562.50
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	300,000.00	AA+	Aaa	1/7/2021	1/11/2021	298,804.69	0.46	3.06	298,917.31	294,281.25
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	200,000.00	AA+	Aaa	2/25/2021	2/26/2021	196,812.50	0.70	312.85	197,033.85	196,000.00
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBQ3	300,000.00	AA+	Aaa	3/1/2021	3/3/2021	296,800.78	0.72	501.36	297,011.37	295,406.25
US TREASURY N/B NOTES DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	700,000.00	AA+	Aaa	6/3/2021	6/8/2021	696,964.84	0.84	444.67	697,003.24	695,953.16
Security Type Sub-Total		14,300,000.00					14,242,899.82	1.55	26,950.28	14,256,742.64	14,633,248.46
Supra-National Agency Bond / Note											

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Supra-National Agency Bond / Note											
INTL BK OF RECON AND DEV NOTE DTD 04/20/2021 0.125% 04/20/2023	459058JV6	235,000.00	AAA	Aaa	4/13/2021	4/20/2021	234,513.55	0.23	57.94	234,561.53	234,428.25
INTER-AMERICAN DEVEL BK NOTES DTD 04/24/2020 0.500% 05/24/2023	4581X0DM7	175,000.00	AAA	Aaa	4/17/2020	4/24/2020	174,940.50	0.51	89.93	174,963.40	175,758.10
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	200,000.00	AAA	Aaa	11/17/2020	11/24/2020	199,570.00	0.32	51.39	199,656.00	199,425.60
Security Type Sub-Total		610,000.00					609,024.05	0.34	199.26	609,180.93	609,611.95
Municipal Bond / Note											
CA ST EARTHQUAKE AUTH TXBL REV BONDS DTD 11/24/2020 1.327% 07/01/2022	13017HAJ5	70,000.00	NR	NR	11/13/2020	11/24/2020	70,000.00	1.33	464.45	70,000.00	70,666.40
CT ST TXBL GO BONDS DTD 06/11/2020 2.500% 07/01/2022	20772KJU4	35,000.00	A+	Aa3	5/29/2020	6/11/2020	35,588.70	1.66	437.50	35,286.50	35,881.30
PORT AUTH OF NY/NJ TXBL REV BONDS DTD 07/08/2020 1.086% 07/01/2023	73358W4V3	100,000.00	A+	Aa3	7/2/2020	7/8/2020	100,000.00	1.09	1,064.89	100,000.00	101,297.00
PORT AUTH OF NY/NJ TXBL REV BONDS DTD 07/08/2020 1.086% 07/01/2023	73358W4V3	100,000.00	A+	Aa3	7/7/2020	7/9/2020	100,586.00	0.89	1,064.89	100,393.54	101,297.00
SAN JUAN USD, CA TXBL GO BONDS DTD 10/29/2020 0.499% 08/01/2023	798306WM4	125,000.00	NR	Aa2	10/16/2020	10/29/2020	125,000.00	0.50	259.90	125,000.00	125,632.50
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 0.897% 01/01/2025	646140DN0	70,000.00	A+	A2	1/22/2021	2/4/2021	70,000.00	0.90	256.39	70,000.00	69,855.80
NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.870% 03/15/2025	650036DT0	340,000.00	AA+	NR	12/16/2020	12/23/2020	340,000.00	0.87	870.97	340,000.00	338,555.00
CT ST T/E GO BONDS DTD 06/25/2020 2.000% 06/01/2025	20772KKK4	100,000.00	A+	Aa3	6/12/2020	6/25/2020	105,097.00	0.94	166.67	104,047.62	106,019.00

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Municipal Bond / Note											
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	255,000.00	AA	Aa3	9/3/2020	9/16/2020	255,000.00	1.26	1,603.95	255,000.00	257,542.35
Security Type Sub-Total		1,195,000.00					1,201,271.70	0.99	6,189.61	1,199,727.66	1,206,746.35
Federal Agency Collateralized Mortgage Obligation											
FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	3,852.81	AA+	Aaa	4/11/2018	4/30/2018	3,929.45	2.93	11.43	3,856.70	3,852.81
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022	3137AVXN2	322,986.35	AA+	Aaa	8/14/2019	8/19/2019	326,922.75	1.92	633.86	324,358.64	328,829.06
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWQH1	125,000.00	AA+	Aaa	9/4/2019	9/9/2019	126,845.70	1.78	240.31	125,691.48	127,312.41
FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	158,300.25	AA+	Aaa	4/4/2018	4/9/2018	159,648.28	2.88	407.62	158,639.18	161,738.39
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWQH1	150,000.00	AA+	Aaa	9/6/2019	9/11/2019	151,746.09	1.89	288.38	150,655.40	152,774.90
FNA 2013-M1 A2 DTD 01/01/2013 2.365% 08/01/2022	3136ABPW7	94,995.32	AA+	Aaa	9/10/2019	9/13/2019	95,726.33	2.09	187.19	95,270.23	95,743.64
FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2013 2.510% 11/01/2022	3137B1BS0	300,000.00	AA+	Aaa	8/12/2019	8/15/2019	305,531.25	1.92	627.50	302,299.19	307,551.35
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGQ4	92,631.09	AA+	Aaa	9/4/2019	9/9/2019	93,844.65	1.86	176.00	93,164.27	94,052.80
FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2013 2.669% 02/01/2023	3137B5JL8	38,583.62	AA+	Aaa	6/13/2018	6/18/2018	38,386.19	2.79	85.82	38,515.82	39,280.34
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	10,078.34	AA+	Aaa	12/7/2018	12/17/2018	10,078.31	3.20	26.90	10,078.33	10,286.60
FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FQ3V3	75,334.50	AA+	Aaa	11/20/2019	11/26/2019	75,332.65	2.09	131.33	75,333.29	76,898.57
Security Type Sub-Total		1,371,762.28					1,387,991.65	2.07	2,816.34	1,377,862.53	1,398,320.87

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FREDDIE MAC NOTES DTD 05/07/2020 0.375% 05/05/2023	3137EAER6	590,000.00	AA+	Aaa	5/5/2020	5/7/2020	589,752.20	0.39	344.17	589,847.42	591,567.63
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04Q3	675,000.00	AA+	Aaa	5/20/2020	5/22/2020	672,968.25	0.35	182.81	673,719.72	675,247.73
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	610,000.00	AA+	Aaa	6/24/2020	6/26/2020	608,218.80	0.35	21.18	608,820.67	610,114.07
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	600,000.00	AA+	Aaa	8/19/2020	8/21/2020	599,388.00	0.28	529.17	599,563.02	599,772.00
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	445,000.00	AA+	Aaa	9/2/2020	9/4/2020	445,081.26	0.24	349.20	445,059.08	444,730.78
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	575,000.00	AA+	Aaa	9/2/2020	9/4/2020	574,810.25	0.26	451.22	574,862.05	574,652.12
FREDDIE MAC NOTES DTD 11/05/2020 0.250% 11/06/2023	3137EAEZ8	340,000.00	AA+	Aaa	11/3/2020	11/5/2020	339,694.00	0.28	129.86	339,760.45	339,541.00
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	275,000.00	AA+	Aaa	12/2/2020	12/4/2020	274,727.75	0.28	51.56	274,779.71	274,483.83
FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023	3130A0F70	305,000.00	AA+	Aaa	1/30/2019	1/31/2019	313,989.54	2.72	657.66	309,515.06	327,532.49
FANNIE MAE NOTES DTD 02/08/2019 2.500% 02/05/2024	3135G0V34	480,000.00	AA+	Aaa	2/7/2019	2/8/2019	478,214.40	2.58	4,866.67	479,070.47	506,402.40
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	290,000.00	AA+	Aaa	4/22/2020	4/24/2020	289,402.60	0.67	347.40	289,544.42	289,643.01
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	395,000.00	AA+	Aaa	7/21/2020	7/23/2020	393,032.90	0.48	658.33	393,402.81	389,803.38
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	795,000.00	AA+	Aaa	8/25/2020	8/27/2020	791,279.40	0.47	1,043.44	791,907.66	783,978.92
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	295,000.00	AA+	Aaa	9/23/2020	9/25/2020	294,112.05	0.44	301.15	294,247.87	290,713.06
Security Type Sub-Total		6,670,000.00					6,664,671.40	0.65	9,933.82	6,664,100.41	6,698,182.42

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
HONEYWELL INTERNATIONAL (CALLABLE) NOTE DTD 08/08/2019 2.150% 08/08/2022	438516BT2	65,000.00	A	A2	7/30/2019	8/8/2019	64,934.35	2.19	555.12	64,975.86	66,228.76
CITIGROUP INC CORP NOTES DTD 10/27/2017 2.700% 10/27/2022	172967LQ2	150,000.00	BBB+	A3	12/31/2018	12/31/2018	144,601.50	3.72	720.00	148,132.18	154,306.95
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	35,000.00	A	A2	1/22/2020	2/3/2020	34,952.05	1.75	247.92	34,974.58	35,762.23
3M COMPANY CORP NOTES DTD 10/02/2017 2.250% 03/15/2023	88579YAX9	250,000.00	A+	A1	1/14/2019	1/16/2019	241,772.50	3.10	1,656.25	246,631.00	257,569.25
BB&T CORPORATION NOTES (CALLABLE) DTD 09/16/2019 2.200% 03/16/2023	05531FBJ1	125,000.00	A-	A3	9/9/2019	9/16/2019	124,907.50	2.22	802.08	124,954.87	128,692.38
JPMORGAN CHASE & CO BONDS DTD 03/22/2019 3.207% 04/01/2023	46647PBB1	100,000.00	A-	A2	3/15/2019	3/22/2019	100,000.00	3.21	801.75	100,000.00	102,110.30
PEPSICO INC CORPORATE NOTES DTD 05/01/2020 0.750% 05/01/2023	713448EY0	75,000.00	A+	A1	4/29/2020	5/1/2020	74,851.50	0.82	93.75	74,909.27	75,585.75
APPLE INC CORPORATE NOTES DTD 05/11/2020 0.750% 05/11/2023	037833DV9	140,000.00	AA+	Aa1	5/4/2020	5/11/2020	139,619.20	0.84	145.83	139,763.87	141,172.92
CHEVRON CORP CORPORATE NOTES DTD 05/11/2020 1.141% 05/11/2023	166764BV1	75,000.00	AA-	Aa2	5/7/2020	5/11/2020	75,000.00	1.14	118.85	75,000.00	76,125.08
GENERAL DYNAMICS CORP NOTES DTD 05/11/2018 3.375% 05/15/2023	369550BD9	300,000.00	A-	A2	1/11/2019	1/15/2019	302,661.00	3.15	1,293.75	301,120.33	316,515.60
AMAZON.COM INC CORPORATE NOTES DTD 06/03/2020 0.400% 06/03/2023	023135BP0	150,000.00	AA	A1	6/1/2020	6/3/2020	149,790.00	0.45	46.67	149,865.37	150,303.90
CHEVRON USA INC CORPORATE NOTES DTD 08/12/2020 0.426% 08/11/2023	166756AJ5	35,000.00	AA-	Aa2	8/10/2020	8/12/2020	35,000.00	0.43	57.98	35,000.00	35,040.71

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 09/14/2020 0.450% 09/14/2023	14913R2F3	100,000.00	A	A2	9/9/2020	9/14/2020	99,932.00	0.47	133.75	99,950.01	100,146.30
PFIZER INC CORP NOTES (CALLABLE) DTD 09/07/2018 3.200% 09/15/2023	717081EN9	300,000.00	A+	A2	1/11/2019	1/15/2019	301,983.00	3.05	2,826.67	300,918.60	317,628.00
BRISTOL-MYERS SQUIBB CO (CALLABLE) CORP DTD 11/13/2020 0.537% 11/13/2023	110122DT2	160,000.00	A+	A2	11/9/2020	11/13/2020	160,000.00	0.54	114.56	160,000.00	160,068.64
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 11/19/2020 0.627% 11/17/2023	38141GXL3	110,000.00	BBB+	A2	11/16/2020	11/19/2020	110,000.00	0.63	84.30	110,000.00	109,998.24
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 01/08/2019 3.350% 01/08/2024	89236TFS9	150,000.00	A+	A1	1/11/2019	1/15/2019	149,883.00	3.37	2,414.79	149,940.76	160,474.35
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 01/25/2021 0.529% 01/25/2024	6174468W2	190,000.00	BBB+	A1	1/20/2021	1/25/2021	190,000.00	0.53	435.54	190,000.00	189,747.68
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/08/2021 0.350% 02/08/2024	63743HEU2	65,000.00	A-	A2	2/1/2021	2/8/2021	64,955.15	0.37	90.37	64,961.01	64,745.01
MERCK & CO INC DTD 03/07/2019 2.900% 03/07/2024	58933YAU9	250,000.00	A+	A1	3/13/2019	3/15/2019	251,002.50	2.81	2,295.83	250,540.10	265,408.00
JOHN DEERE CAPITAL CORP CORP NOTES DTD 06/07/2019 2.600% 03/07/2024	24422EUX5	130,000.00	A	A2	6/4/2019	6/7/2019	129,777.70	2.64	1,070.33	129,874.44	136,997.77
CHARLES SCHWAB CORP NOTES (CALLABLE) DTD 03/18/2021 0.750% 03/18/2024	808513BN4	105,000.00	A	A2	3/16/2021	3/18/2021	104,947.50	0.77	225.31	104,952.53	105,553.14
COMCAST CORP (CALLABLE) CORPORATE NOTES DTD 10/05/2018 3.700% 04/15/2024	20030NCR0	170,000.00	A-	A3	5/7/2020	5/11/2020	186,250.30	1.20	1,327.89	181,435.40	184,085.01

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	245,000.00	AA	A1	5/10/2021	5/12/2021	244,642.30	0.50	150.06	244,658.62	244,466.64
ASTRAZENECA FINANCE LLC (CALLABLE) CORP DTD 05/28/2021 0.700% 05/28/2024	04636NAC7	155,000.00	BBB+	A3	5/25/2021	5/28/2021	154,986.05	0.70	99.46	154,986.48	154,805.63
JPMORGAN CHASE & CO CORPORATE NOTES DTD 05/27/2020 1.514% 06/01/2024	46647PBQ8	100,000.00	A-	A2	5/19/2020	5/27/2020	100,000.00	1.51	126.17	100,000.00	101,870.00
WALT DISNEY COMPANY/THE DTD 09/06/2019 1.750% 08/30/2024	254687FK7	325,000.00	BBB+	A2	9/3/2019	9/6/2019	323,674.00	1.84	1,943.23	324,157.77	335,302.50
BANK OF NY MELLON CORP DTD 10/24/2019 2.100% 10/24/2024	06406RAL1	110,000.00	A	A1	1/21/2020	1/28/2020	110,484.00	2.00	429.92	110,338.60	115,260.31
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	300,000.00	A-	A2	10/16/2020	10/21/2020	300,000.00	0.81	452.25	300,000.00	300,904.20
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 02/06/2020 1.800% 02/06/2025	69371RQ66	80,000.00	A+	A1	10/22/2020	10/29/2020	83,608.80	0.73	580.00	83,042.40	82,138.08
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	50,000.00	A+	A1	5/20/2020	5/26/2020	50,488.50	1.58	345.00	50,374.88	51,624.35
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	20,000.00	A+	A1	5/20/2020	5/26/2020	20,195.40	1.58	138.00	20,149.95	20,649.74
JPMORGAN CHASE & CO CORP NOTES (CALLABLE DTD 02/16/2021 0.563% 02/16/2025	46647PBY1	60,000.00	A-	A2	2/9/2021	2/16/2021	60,000.00	0.56	126.68	60,000.00	59,626.92
BURLINGTN NORTH SANTA FE CORP NOTES (CAL DTD 03/09/2015 3.000% 04/01/2025	12189LAV3	110,000.00	AA-	A3	3/5/2021	3/9/2021	118,429.30	1.07	825.00	117,739.96	118,241.20

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
BANK OF NY MELLON (CALLABLE) CORP NOTES DTD 04/24/2020 1.600% 04/24/2025	06406RAN7	115,000.00	A	A1	3/11/2021	3/15/2021	117,725.50	1.01	342.44	117,525.26	117,917.78
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	125,000.00	BBB+	A3	4/27/2021	5/4/2021	125,000.00	0.98	194.16	125,000.00	124,830.25
JPMORGAN CHASE & CO CORPORATE NOTES DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	135,000.00	A-	A2	5/24/2021	6/1/2021	135,000.00	0.82	92.70	135,000.00	134,783.87
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 07/15/2020 3.875% 08/15/2025	110122DC9	41,000.00	A+	A2	9/29/2020	9/30/2020	46,849.88	0.88	600.19	45,900.31	45,637.35
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 02/12/2021 0.855% 02/12/2026	38141GXS8	140,000.00	BBB+	A2	2/12/2021	2/17/2021	140,285.60	0.81	462.18	140,264.58	138,947.06
UNITEDHEALTH GROUP INC CORPORATE NOTES DTD 05/19/2021 1.150% 05/15/2026	91324PEC2	250,000.00	A+	A3	5/17/2021	5/19/2021	249,565.00	1.19	335.42	249,575.27	249,237.75
Security Type Sub-Total		5,591,000.00					5,617,755.08	1.64	24,802.15	5,616,614.26	5,730,509.60
Certificate of Deposit											
SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	325,000.00	A-1	P-1	2/14/2020	2/19/2020	325,000.00	1.80	2,226.25	325,000.00	327,931.50
CREDIT AGRICOLE CIB NY CERT DEPOS DTD 04/06/2020 2.830% 04/01/2022	22535CDV0	320,000.00	A-1	P-1	4/3/2019	4/4/2019	320,000.00	2.80	2,188.53	320,000.00	326,365.44
SUMITOMO MITSUI BANK NY CERT DEPOS DTD 07/14/2020 0.700% 07/08/2022	86565CKU2	250,000.00	A-1	P-1	7/10/2020	7/14/2020	250,000.00	0.70	845.83	250,000.00	251,174.50
SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	325,000.00	A+	Aa2	8/29/2019	9/3/2019	325,000.00	1.85	2,098.96	325,000.00	331,259.83

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Certificate of Deposit											
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 08/29/2019 1.850% 08/26/2022	65558TLL7	325,000.00	AA-	Aa3	8/27/2019	8/29/2019	325,000.00	1.84	2,087.67	325,000.00	331,222.45
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	325,000.00	AA-	Aa2	12/4/2019	12/6/2019	325,000.00	2.03	534.08	325,000.00	333,482.83
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	255,000.00	A+	A1	3/19/2021	3/23/2021	255,000.00	0.59	417.92	255,000.00	255,406.73
Security Type Sub-Total		2,125,000.00					2,125,000.00	1.73	10,399.24	2,125,000.00	2,156,843.28
Asset-Backed Security											
NALT 2019-A A3 DTD 04/15/2019 2.760% 03/15/2022	65479PAD1	477.48	AAA	Aaa	4/9/2019	4/15/2019	477.45	2.76	0.59	477.47	477.94
MBART 2018-1 A3 DTD 07/25/2018 3.030% 01/15/2023	58772RAD6	29,963.09	AAA	Aaa	7/17/2018	7/25/2018	29,961.95	3.03	40.35	29,962.70	30,127.09
VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	65,121.94	AAA	Aaa	11/15/2018	11/21/2018	65,119.20	3.25	64.67	65,120.82	65,800.07
GMCAR 2018-3 A3 DTD 07/18/2018 3.020% 05/16/2023	36255JAD6	35,229.16	AAA	NR	7/11/2018	7/18/2018	35,220.93	3.03	44.33	35,225.97	35,511.88
CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	26,126.05	AAA	NR	7/18/2018	7/25/2018	26,122.49	3.13	36.34	26,124.63	26,374.35
GMALT 2020-3 A3 DTD 09/29/2020 0.450% 08/21/2023	362569AC9	60,000.00	AAA	Aaa	9/22/2020	9/29/2020	59,994.25	0.45	8.25	59,995.75	60,113.53
FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	121,259.69	NR	Aaa	3/19/2019	3/22/2019	121,239.28	2.78	149.82	121,249.65	122,648.25
NALT 2020-B A3 DTD 09/29/2020 0.430% 10/16/2023	65480EAD3	70,000.00	AAA	Aaa	9/22/2020	9/29/2020	69,992.80	0.43	13.38	69,994.58	70,146.15
BMWLT 2021-1 A3 DTD 03/10/2021 0.290% 01/25/2024	05591RAC8	60,000.00	AAA	Aaa	3/2/2021	3/10/2021	59,998.10	0.29	2.90	59,998.30	60,046.61

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	76,526.64	AAA	NR	4/9/2019	4/17/2019	76,518.82	2.68	91.15	76,522.33	77,723.48
VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	175,000.00	AAA	NR	10/1/2019	10/8/2019	174,986.51	1.94	103.74	174,991.65	177,460.50
TLOT 2021-A A3 DTD 04/21/2021 0.390% 04/22/2024	89238EAC0	90,000.00	AAA	Aaa	4/13/2021	4/21/2021	89,989.50	0.39	10.73	89,990.18	90,063.01
GMALT 2021-2 A3 DTD 05/26/2021 0.340% 05/20/2024	380144AC9	125,000.00	AAA	NR	5/18/2021	5/26/2021	124,980.38	0.35	12.99	124,981.03	124,760.23
VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	100,000.00	AAA	Aaa	1/21/2020	1/29/2020	99,988.29	1.85	56.53	99,992.00	101,713.74
DCENT 2019-A3 A DTD 10/31/2019 1.890% 10/15/2024	254683CM5	125,000.00	NR	Aaa	10/24/2019	10/31/2019	124,973.15	1.89	105.00	124,982.18	127,608.13
HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	75,000.00	AAA	Aaa	1/21/2020	1/29/2020	74,983.64	1.87	62.33	74,988.57	75,759.95
HAROT 2020-3 A3 DTD 09/29/2020 0.370% 10/18/2024	43813KAC6	125,000.00	AAA	NR	9/22/2020	9/29/2020	124,981.64	0.37	16.70	124,985.05	125,152.36
VZOT 2020-B A DTD 08/12/2020 0.470% 02/20/2025	92290BAA9	100,000.00	NR	Aaa	8/4/2020	8/12/2020	99,979.00	0.47	14.36	99,983.10	100,266.32
CARMX 2020-4 A3 DTD 10/21/2020 0.500% 08/15/2025	14316HAC6	85,000.00	AAA	NR	10/14/2020	10/21/2020	84,981.29	0.50	18.89	84,983.98	84,982.39
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	70,000.00	AAA	NR	4/20/2021	4/28/2021	69,992.64	0.38	11.82	69,992.93	69,981.35
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	35,000.00	AAA	NR	1/20/2021	1/27/2021	34,993.08	0.34	5.29	34,993.68	34,958.35
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314QAC8	110,000.00	AAA	NR	4/13/2021	4/21/2021	109,976.30	0.52	25.42	109,977.25	110,145.57
Security Type Sub-Total		1,759,704.05					1,759,450.69	1.33	895.58	1,759,513.80	1,771,821.25
Managed Account Sub Total		33,622,466.33					33,608,064.39	1.37	82,186.28	33,608,742.23	34,205,284.18

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Money Market Mutual Fund											
PFM Funds - Govt Select, Instl CI		63,922.33	AAAm	NR			63,922.33		0.00	63,922.33	63,922.33
Liquid Sub Total		63,922.33					63,922.33		0.00	63,922.33	63,922.33
Securities Sub-Total		\$33,686,388.66					\$33,671,986.72	1.37%	\$82,186.28	\$33,672,664.56	\$34,269,206.51
Accrued Interest											\$82,186.28
Total Investments											\$34,351,392.79

Bolded items are forward settling trades.

Appendix

IMPORTANT DISCLOSURES

This material is based on information obtained from sources generally believed to be reliable and available to the public; however, PFM Asset Management LLC cannot guarantee its accuracy, completeness or suitability. This material is for general information purposes only and is not intended to provide specific advice or a specific recommendation. All statements as to what will or may happen under certain circumstances are based on assumptions, some, but not all of which, are noted in the presentation. Assumptions may or may not be proven correct as actual events occur, and results may depend on events outside of your or our control. Changes in assumptions may have a material effect on results. Past performance does not necessarily reflect and is not a guaranty of future results. The information contained in this presentation is not an offer to purchase or sell any securities.

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

GLOSSARY

- **ACCRUED INTEREST:** Interest that is due on a bond or other fixed income security since the last interest payment was made.
- **AGENCIES:** Federal agency securities and/or Government-sponsored enterprises.
- **AMORTIZED COST:** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short-term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer-term securities is amortized using the constant yield basis.
- **BANKERS' ACCEPTANCE:** A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill as well as the insurer.
- **COMMERCIAL PAPER:** An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- **CONTRIBUTION TO DURATION:** Represents each sector or maturity range's relative contribution to the overall duration of the portfolio measured as a percentage weighting. Since duration is a key measure of interest rate sensitivity, the contribution to duration measures the relative amount or contribution of that sector or maturity range to the total rate sensitivity of the portfolio.
- **EFFECTIVE DURATION:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- **EFFECTIVE YIELD:** The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- **FDIC:** Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- **INTEREST RATE:** Interest per year divided by principal amount and expressed as a percentage.
- **MARKET VALUE:** The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- **MATURITY:** The date upon which the principal or stated value of an investment becomes due and payable.
- **NEGOTIABLE CERTIFICATES OF DEPOSIT:** A CD with a very large denomination, usually \$1 million or more, that can be traded in secondary markets.
- **PAR VALUE:** The nominal dollar face amount of a security.
- **PASS THROUGH SECURITY:** A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.

GLOSSARY

- **REPURCHASE AGREEMENTS:** A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- **SETTLE DATE:** The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction (i.e., coupon payments and maturity proceeds) occurs on a non-business day, the funds are exchanged on the next business day.
- **TRADE DATE:** The date on which the transaction occurred; however, the final consummation of the security transaction and payment has not yet taken place.
- **UNSETTLED TRADE:** A trade which has been executed; however, the final consummation of the security transaction and payment has not yet taken place.
- **U.S. TREASURY:** The department of the U.S. government that issues Treasury securities.
- **YIELD:** The rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.
- **YTM AT COST:** The yield to maturity at cost is the expected rate of return based on the original cost, the annual interest receipts, maturity value, and the time period from purchase date to maturity, stated as a percentage on an annualized basis.
- **YTM AT MARKET:** The yield to maturity at market is the rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.



City of Santa Fe Springs

City Council Meeting

ITEM NO. 10E

August 17, 2021

CONSENT AGENDA

General Motion to Waive Full Reading and Read Ordinance by Title Only Pursuant to California Government Code Section 36934

RECOMMENDATION(S)

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

BACKGROUND

In order to expedite the conduct of business at City Council meetings, California State Law (California Government Code Section 36934) allows Ordinances to be read by title if a majority of the legislative body supports the motion to waive the full reading.

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

Raymond R. Cruz
City Manager

Attachment(s):

None



City of Santa Fe Springs

City Council Meeting

ITEM NO. 11

August 17, 2021

PUBLIC HEARING

Zoning Text Amendment – Billboards Along Interstate 605

Ordinance No. 1118: An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to Billboards.

RECOMMENDATION:

- Open the Public Hearing; and
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
- Introduce Ordinance No. 1118 for first reading:
An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to Billboards.

BACKGROUND

In 2012, the City adopted Ordinance No. 1036 to establish regulations on the specific quantity and location of billboards, and to prescribe operating and aesthetic standards to apply towards new billboards within the Freeway Overlay Zone (FOZ) located along Interstate 5. Key elements of the adopted ordinance included:

1. Updating the definition of billboards to include electronic billboards.
2. Limiting electronic billboards to the FOZ.
3. Requiring a Conditional Use Permit (CUP) and Development Agreement for all new billboards and expansion of existing billboards.
4. Limiting the placement of billboards to properties with a minimum area of 5 acres.
5. Creating definitions and regulations for supergraphics and mobile billboards.
6. Creating a mechanism for the City to generate additional revenues, either as a one-time payment, or payment over time, or a combination of both;
7. Allowing space on new billboards to be utilized for City-related activities, or to bring awareness to City and/or charitable causes.
8. Establishing a minimum distance between billboards.
9. Limiting the contents of messages beyond sexually explicit materials, alcohol and tobacco advertising.

In 2018, the City adopted Ordinance No. 1092 to update the Billboard Ordinance with additional design and regulatory controls. Key elements of the adopted ordinance included:

1. Removal of the 5-acre minimum
2. Define static billboards
3. Discontinue allowing static billboards.
4. Allowing existing static billboards (approved by CUP) to remain indefinitely.
5. Expanding 500' separation between billboards on same parcel to include separation from existing freestanding signs.
6. Prohibiting billboards from locating more than 200 feet from the centerline of the freeway.
7. Providing standards for architectural elements (2' on sides and bottom, 6' on top – of sign face), also known as "cutouts" among the billboard industry.
8. Requiring proper screening of cylindrical column and torsion bar.
9. Establishing criteria for V-shaped billboards.

Interest in billboard development has remained strong since Ordinance 1036 and Ordinance 1092 were adopted. Today, seven billboards are constructed along Interstate 5. More properties along Interstate 5 can support billboard development, however some are currently owned by Caltrans and it could take years before they become available for private development, if at all.

The current Zoning Ordinance only permits billboards within the Freeway Overlay Zone, which is limited to properties adjacent to Interstate 5. Additionally, Caltrans prohibits billboards within designated landscaped freeways. The City has been approached several times since 2012 to allow for billboard development along Interstate 605, however the properties along Interstate 605 are not located within the Freeway Overlay Zone and all of Interstate 605 through Santa Fe Springs had been designated as a landscaped freeway. Two small portions of Interstate 605 corresponding with freeway underpass locations were de-landscaped on December 29, 2017 and September 16, 2019. Caltrans could permit billboards in these recently de-landscaped portions of Interstate 605.

PROPOSED CHANGES

Given the recent change in the landscaped freeway status, Staff is utilizing this opportunity to update the current Zoning Ordinance to permit billboards along Interstate 605. A majority of the existing design and regulatory controls pertaining to billboards in the Freeway Overlay Zone are incorporated into the standards for Interstate 605 to ensure city-wide consistency of billboards. However, the development of and uses surrounding Interstate 605 require certain changes from the standards for billboards located along Interstate 5. The biggest difference between the two freeways is that Interstate 605 is elevated approximately thirty feet above grade, whereas Interstate 5 is built at grade. This large grade separation necessitates that billboard height be measured differently for Interstate 605. Also, more residential uses are adjacent to Interstate 605 as compared to Interstate 5, so added consideration was given to minimize the impact of billboards on nearby sensitive uses.

The primary differences between the existing Freeway Overlay Zone billboard

regulations and the proposed Interstate 605 billboard regulations include:

- Billboard regulations are written into the sign code instead of within a specific zone.
- Permitted use in the M-2 Zone.
- Require Development Plan Approval instead of a Conditional Use Permit.
- Require an Operating Agreement instead of a Development Agreement.
- Billboard height measured from the nearest travel lane instead of from grade.
- Require a 200-foot minimum separation from habitable residential structures. The minimum distance may be reduced to 180 feet if the billboard utilizes the most effective light reducing technology available.
- Require a 500-foot separation between billboards and freeway oriented freestanding signs.
- Planning Commission may approve deviations from stated numerical or design standards, where appropriate, to allow for exceptional design.

The majority of billboard regulations will remain consistent with the existing Freeway Overlay Zone billboard regulations, including:

- Static billboards prohibited.
- Require 1,000-foot separation between billboards on the same side of the freeway.
- Billboards must be located within 200-feet of the freeway centerline.
- Billboards cannot be placed on or project over a building.
- Billboards cannot encroach on or over the public right-of-way.
- Minimum 25-foot setback from property lines and buildings.
- Single support column required and must be provided with an architectural façade.
- Backs, sides and under areas of the billboard must be screened.
- Fifty-foot height limit (as measured from the nearest travel lane), plus an additional six feet of height permitted for architectural elements.
- V-shaped billboards cannot be located immediately adjacent to another V-shaped billboard on the same side of the freeway.
- Angle of V-shaped billboards cannot exceed 30 degrees.
- Maximum of two billboard faces, must be identical in size and alignment.
- Maximum billboard face size of fourteen feet by forty-eight feet.

The Zoning Ordinance currently defines “advertising, outdoor” and uses it interchangeably with “billboard.” As such, the definition for “advertising, outdoor” and all reference to “outdoor advertising” will be removed from the Zoning Ordinance or replaced with “static billboard” or “electronic billboard.” Several additional development standards and operational restrictions will help minimize the potential for any associated adverse effects. The design and regulatory controls written into the ordinance will help ensure that billboards are well integrated with both existing and future developments.

PROPOSED ZONING TEXT AMENDMENT

The changes to the existing Billboard Ordinance involves amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.156., 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to Billboards.

NOTE: *Proposed changes are shown as strikethrough and underlined text.*

SANTA FE SPRINGS MUNICIPAL CODE**Chapter 155 – Zoning****GENERAL PROVISIONS****§ 155.003 DEFINITIONS.**

ADVERTISING, OUTDOOR. ~~A sign which directs public attention to any object, product, service or function that may be offered for sale, lease or hire elsewhere than upon the premises where the sign is located or as a minor and incidental activity on said premises. Signs which provide information, solicit support or compliance shall be considered as outdoor advertising if they pertain to activities not principally related to the use of the land upon which they are located.~~

BILLBOARD. ~~The same as "advertising, outdoor."~~

ELECTRONIC BILLBOARD. An off-site sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. An Electronic Billboard may be internally or externally illuminated. Electronic Billboards shall contain static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing, scintillating lighting or the varying of light intensity. An Electronic Billboard consists of a digital display area and a sign structure.

STATIC BILLBOARD. A billboard that does not utilize digital message technology and instead uses "static" print/or pictures, for the advertisement of a business, commodity, service, thing, message, or entertainment conducted, sold, or offered elsewhere than upon the lot on which that sign is located.

Part 2. A-1 LIGHT AGRICULTURAL ZONE DISTRICT**§ 155.051 SIGNS.**

(E) ~~Outdoor advertising~~ Reserved.

Part 3. R-1 SINGLE-FAMILY RESIDENTIAL ZONE DISTRICT**§ 155.078 SIGNS.**

(D) ~~Outdoor advertising~~ Reserved.

Part 4. R-3 MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICT

§ 155.109 SIGNS.

(E) ~~Outdoor advertising~~ Reserved.

Part 6. C-4 COMMUNITY COMMERCIAL ZONE DISTRICT

§ 155.153 CONDITIONAL USES.

The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:

(J) ~~Outdoor advertising.~~ Reserved.

Part 8. M-1 LIGHT MANUFACTURING ZONE DISTRICT

§ 155.211 PRINCIPAL PERMITTED USES.

The following are the principal permitted uses in the M-1 Zone:

(I) ~~Outdoor advertising in accordance with the provisions of §§ 155.515 through 155.536.~~ Reserved.

§ 155.229 SIGNS AND OUTDOOR ADVERTISING.

(A) ~~As used in this section, the term **SIGNS** shall also include the term "outdoor advertising."~~ Reserved.

Part 9. M-2 HEAVY MANUFACTURING ZONE DISTRICT

§ 155.259 SIGNS AND OUTDOOR ADVERTISING.

(A) ~~As used in this section, the term **SIGNS** shall also include the term "outdoor advertising."~~ Reserved.

(B) No signs shall be permitted in the M-2 Zone except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply:

(1) The total sign area allowed shall be limited to an area determined by the lineal feet of building frontage or to a percentage of the total area of the street facing building elevation, in accordance with the following: three square feet of sign area for each lineal foot of building frontage, or 10% of the street facing building elevation area, whichever is greater. For uses where there is no building, the maximum sign area shall be 40 square feet.

(2) Signs which contain subject matter other than that referring to the name of the establishment or its services, or to products produced or sold on the premises upon which the sign is located, shall be permitted only when in compliance with the provisions of §§ 155.515 through 155.536.

(3) Signs on buildings shall be limited to wall signs and fascia signs. Wall signs shall not extend above the roof line of a building or above a parapet wall around the roof nor project more than one foot from the building wall.

(4) On lots adjoining major highways, signs shall be limited to monument signs, building wall signs and fascia signs except that freestanding center signs shall be permitted in accordance with § 155.525 of this chapter and except that freestanding signs other than those specifically permitted by this section shall be permitted if authorized by a valid conditional use permit. The Planning Commission shall establish criteria and conditions for the approval of conditional use permits for free standing freestanding signs.

NONCONFORMING USES

§ 155.398 REQUIRED TERMINATION OF NONCONFORMING STRUCTURES AND USES.

Every nonconforming structure or use shall be completely removed or altered to conform to the regulations of this chapter within the following specified periods of time:

(D) ~~Outdoor advertising~~ Static billboard structures, five years.

(E) ~~Outdoor advertising~~ Static billboard structures within 500 feet of freeway, 90 days after the freeway becomes a landscaped freeway as defined in this chapter.

SIGNS, OUTDOOR ADVERTISING AND ADVERTISING STRUCTURES

§ 155.515 PURPOSE.

The general purpose of the regulations regarding signs, ~~outdoor advertising~~ and advertising structures set forth in this chapter shall be to minimize hazards and obstructions to traffic and thereby promote traffic safety; to protect persons and property values from damage due to indiscriminate and harmful use of signs, ~~outdoor advertising~~ and advertising structures; and to preserve a pleasing and attractive appearance in all areas of the city and thereby foster orderly development of a high standard.

§ 155.516 COMPLIANCE WITH ZONE REQUIREMENTS.

No signs, ~~outdoor advertising~~ or advertising structures of any kind shall be erected or located except those permitted in the various zones and in compliance with the provisions of the following sections.

§ 155.518 SIGN PERMITS REQUIRED; EXCEPTIONS.

(A) To ensure compliance with the regulations contained in this chapter, a sign permit shall be required in order to erect, repair, alter, relocate or maintain any sign, ~~outdoor advertising~~ or advertising structure except as provided in this subchapter. Application for said permit shall be on a form provided by the city and shall be accompanied by a filing fee as set by City Council resolution. ~~A tag issued by the city indicating the sign permit number must be affixed to the sign so as to be readily visible to the Building Inspector.~~

(B) The following signs, ~~outdoor advertising~~ and advertising structures shall be exempt from the required permit set forth in this subchapter:

- (1) Signs, ~~outdoor advertising and advertising structures regulated by the Building Code and for which a valid building permit has been issued.~~
- (2) Temporary architects or builder's signs.
- (3) Signs pertaining to the sale, lease or rental of any structure or site when the sign is located on said site.
- (4) Direction signs in connection with off-street parking and loading facilities.
- (5) Signs of less than four square feet in area.

§ 155.519 LOCATION OF OUTDOOR ADVERTISING RESTRICTED.

~~(A) Where this chapter requires a conditional use permit for the use of any premises for outdoor advertising, the Planning Commission shall consider, among other criteria, the standards set forth below.~~

~~(B) These standards shall also govern the location of outdoor advertising in any zone where outdoor advertising is a principal permitted use.~~

~~(1) Outdoor advertising displays shall not be located closer than 25 feet from buildings on an adjoining property and that at such time as any new buildings are constructed on said adjoining property where an outdoor advertising display would be within 25 feet of the building, said display will become nonconforming; except, where said display is located adjacent to any wall which has no window openings.~~

~~(2) Separate outdoor advertising displays, including "V" type structures, shall not be spaced at intervals of less than 900 feet. This distance shall be measured linearly along the adjoining street frontages, including intersecting streets; however, this provision shall not apply to a proposed new outdoor advertising display on part of which is visible from an existing outdoor advertising display on an intersecting street.~~

~~(3) Outdoor advertising displays shall not be located within 100 feet of any street intersection, measured from the setback line, unless approved by the Traffic Commission.~~

~~(4) Outdoor advertising displays shall not be erected at any location on any street within 250 feet of any property having frontage on said street where said property is zoned for residential purposes, or which is devoted to public or quasi-public, recreational, educational, religious, cultural or administrative uses.~~

~~(5) Outdoor advertising displays shall not be located within any required yard; and furthermore, any outdoor advertising displays of more than 500 square feet in area shall be set back one additional foot from the building setback line for each 10 square feet in excess of said 500 square feet of sign area. The maximum required setback shall be 40 feet.~~

~~(6) Outdoor advertising displays shall be designed and located in such a manner that they duly respect the rights of other neighboring uses of property. The back of new outdoor advertising displays shall be covered and/or designed to mitigate unsightliness.~~

~~(7) Outdoor advertising displays shall be removed from property at such time as the property is developed.~~

§ 155.519 INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN

PROGRAM.

- (A) Purpose. Electronic Billboards are recognized as a legitimate form of commercial use in the city. However, the size, number, location, and illumination of Electronic Billboards can have significant influence on the city's visual environment, and can, without adequate control, create or contribute to blighted conditions. The purpose of this section is to provide reasonable Electronic Billboard controls along the Interstate 605 Corridor through the city, recognizing that community appearance is an important factor in ensuring the general community welfare.
- (B) Location of Interstate 605 Corridor. The Interstate 605 Corridor consists of properties that are immediately adjacent to Interstate 605.
- (C) Sign Permit Required. To ensure compliance with the regulations contained in this section, a sign permit shall be required in order to erect, repair, alter, relocate, or maintain any Electronic Billboard. Application for said permit shall be on a form provided by the city and shall be accompanied by a filing fee as set by City Council resolution.
- (D) Conflicts with other Provisions of the Zoning Ordinance. Electronic Billboards allowed under the provisions of this section shall be in addition to all other signs allowed by the zoning ordinance. The locations and heights of allowed Electronic Billboards shall be governed by this section. If there is a conflict between the provisions of this section and other sections of the zoning ordinance, the provisions of this section shall control.
- (E) Permitted Use in the M-2 Zone. Subject to the limitations of this section, and notwithstanding the provisions of any other section of the zoning ordinance, Electronic Billboards shall be a permitted use in the M-2 zone.
- (F) Operating Agreement Required. Electronic Billboards shall only be permitted when the city has entered into an operating agreement with an Electronic Billboard owner to allow for an Electronic Billboard under certain circumstances; including (i) compensation to the city; (ii) the provision of access to the city to a portion of the total available display time to allow the city to present messages of community interest and information, and public safety; (iii) the provision of access to the appropriate agencies for the purpose of displaying "Amber Alert" messages and emergency-disaster communications; and (iv) to establish quality and maintenance standards.
- (G) Sign Design Requires Development Plan Approval. Electronic Billboards shall be subject to development plan approval review and approval consistent with sections 155.735 through 155.747 of this chapter.
- (H) Locations Prohibited.
- (1) Within a classified "Landscaped Freeway" pursuant to the state regulations relating to the California Outdoor Advertising Act (4 California Code of

Regulations § 2500 et seq.), as they currently exist or may hereafter be amended.

- (2) More than 200 feet from the centerline of Interstate 605.
- (3) On or encroaching over the public right-of-way. No portion of an Electronic Billboard shall project over the width of any street, highway, sidewalk, or other public right-of-way.
- (4) On the roof of a building or projecting over the roof of a building, whether the building is in use or not.
- (5) On the wall of a building or otherwise attached to, or integrated to, or suspended from a building.
- (6) Within two hundred feet of residential uses as measured from the centerline of the support post to the exterior wall of the nearest habitable residential structure, as such use exists on the date the Electronic Billboard development plan approval application is approved by the city. This minimum distance may be reduced to one hundred eighty (180') feet if the Electronic Billboard utilizes the most effective light reducing technology available in the industry, proven to reduce light impacts below standard LED displays and documented by an independent engineering light study.
- (7) Within 1,000 feet of another Electronic Billboard on the same side of the freeway, as measured from the centerline of the support post of each Electronic Billboard.
- (8) Within 500 feet of a freeway oriented freestanding sign, as measured from the centerline of the support post of the Electronic Billboard and the freeway oriented freestanding sign.
- (9) In no event shall any billboard be permitted in any location which would result in a violation of any applicable federal, state, or local law.

(I) Development Standards

- (1) V-Shape billboards. V-Shape billboards shall not be located immediately adjacent to another V-Shape billboard on the same side of the freeway.
- (2) Maximum Height. Heights of Electronic Billboards shall be established relative to topography and setting so as to provide the best balance between the sign's purpose of effectively communicating a visual message, the setting including topography and surrounding architecture, and freeway traffic safety. However, in no case shall an Electronic Billboard exceed a maximum height of fifty feet as measured from the center line of the nearest travel lane of Interstate 605 to the top edge of the Electronic Billboard face. This excludes architectural elements, which may extend up to six feet above the 50-foot height limit.
- (3) Minimum setback. The minimum setback distance of the Electronic Billboard column support post shall be at least 25 feet from any property line and at least 25 feet from any building. Upon a showing of good cause, the minimum setbacks may be reduced as a part of the development plan approval review, if the Planning Commission finds that the Electronic Billboard as proposed will not be placed and/or designed in such a manner as to create a traffic hazard. Examples of such sign placement and/or design include, but are not

limited to, signs which interfere with traffic sight distances, traffic flow or the visual access to a traffic sign; and signs with color, configuration, text or location which cause them to be mistaken for, or otherwise imitate, a traffic sign or signal.

- (4) Driveways. Electronic Billboards projecting over a driveway or driving aisle shall have a minimum clearance of 16 feet between the lowest point of the face, including architectural elements, and the driveway grade.
- (5) Pedestrian walkway. Electronic Billboards projecting over a pedestrian walkway shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and the walkway grade.
- (6) Minimum Ground Clearance. Electronic Billboards shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and ground level so as not to provide an attractive nuisance for graffiti and vandalism.
- (7) Face orientation. Electronic Billboards shall be designed to be viewed primarily by persons traveling on the main-traveled way of the freeway. No Electronic Billboard shall have more than one face (display surface) oriented in the same vertical plane.
- (8) The Electronic Billboard shall be constructed to withstand a minimum wind pressure of 20 pounds per square foot of exposed surface.
- (9) Each Electronic Billboard shall comply with all applicable federal, state, and local laws and regulations, including but not limited to, the Highway Beautification Act of 1965 (23 U.S.C. § 131 *et seq.*), the California Outdoor Advertising Act (Cal. Bus. and Prof. Code § 5200 *et seq.*), and the California Vehicle Code, as they currently exist or may hereafter be amended.

(J) Standards of Design

- (1) All new Electronic Billboards shall be designed to have a single cylindrical column support post.
- (2) The single cylindrical column support post of all Electronic Billboards shall be provided with an architectural façade.
- (3) Maximum number of faces. No Electronic Billboard shall have more than two faces. A face shall be considered the display surface upon which an advertising message is displayed.
 - a. The faces of two-sided Electronic Billboards shall be identical in size.
 - b. The top, bottom, and sides of the faces shall be in alignment, and no portion of either face shall project beyond the corresponding portion of the other face. Architectural elements shall also be aligned on both sides of the Electronic Billboard.
- (4) Maximum Face Size: Each face of the sign shall be no larger than fourteen feet by forty-eight feet in dimension (total six hundred seventy-two square feet), plus framing.
- (5) Screening. All exposed portions of Electronic Billboards, including backs, sides, under areas, support members and support posts, shall be screened to the satisfaction of the Director of Planning or designee.

- (6) The angle between the faces of a V-Shape Electronic Billboard shall be no greater than 30 degrees.
 - (7) The utilities of each Electronic Billboard shall be underground.
- (K) Strict Application of Design and Numerical Standards Not Required. In general, no Electronic Billboard should exceed the number, size, height, or location limitations set forth in this section. However, as rigid numerical or other design standards may preclude exceptional design that might better achieve the purpose and objectives of this section, exceptions to the stated numerical or design standards, including size, shape, and location, may be approved by the Planning Commission when appropriate, provided any resulting determinations or approvals shall be supported by clear and descriptive findings that are consistent with and which achieve one or more of the purposes and the objectives of this chapter. No design exceptions may be approved for prohibited signs. For any approval of an Electronic Billboard which does not strictly conform to the stated numerical and design standards set forth in this section or the applicable development plan approval, the Planning Commission must first make the following findings in writing:
- (1) The proposed Electronic Billboard achieves the purposes and objectives of this section and the City sign ordinance; and
 - (2) The proposed Electronic Billboard exemplifies innovation and creativity and is appropriate and consistent with the architecture and context of the building and the neighborhood where the sign will be located; and
 - (3) The proposed Electronic Billboard is consistent with all applicable sign guidelines or has been determined by Planning Commission to better achieve the purpose and objectives of this sign ordinance than the strict application of said sign guidelines and standards.
- (L) Operational restrictions.
- (1) No Electronic Billboard shall display flashing, shimmering, glittering, intermittent or moving light or lights. Exceptions to this restriction include time, temperature, and smog index units, provided the frequency of change does not exceed four-second intervals.
 - (2) Minimum Display Time. Each message on the sign must be displayed for a minimum of four seconds or the minimum time allowed under the State of California Outdoor Advertising Act and Caltrans implementing regulations, whichever is the shorter period of time.
 - (3) Maximum Display Time. Electronic Billboard messages shall be displayed for no longer than two minutes at a time.
 - (4) Each Electronic Billboard shall be tied into the National Emergency Network and provide emergency information, including child abduction alerts (i.e., "Amber Alerts").
 - (5) Each Electronic Billboard shall be designed to either freeze the display in one static position, display a full black screen, or turn off in the event of a malfunction.

- (6) No Electronic Billboard shall utilize technology that would allow interaction with drivers, vehicles or any device located in vehicles, including, but not limited to, a radio frequency identification device, geographic positions system, or other device.
 - (7) No Electronic Billboard shall emit audible sound, odor, or particulate matter.
 - (8) No Electronic Billboard shall simulate or imitate any directional, warning, danger or information sign, or any display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning to traffic, by, for example, the use of the words "stop" or "slow down."
 - (9) No Electronic Billboard shall involve any red or blinking or intermittent light likely to be mistaken for warning or danger signals, nor shall its illumination impair the vision of travelers on the adjacent freeway and/or roadways. Illuminations shall be considered vision impairing when its brilliance exceeds the values set forth in Cal. Vehicle Code § 21466.5.
 - (10) Each Electronic Billboard shall be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions.
 - (11) Electronic Billboards shall not operate at brightness levels of more than 0.3-foot candles above ambient light, as measured using a foot candle meter at a distance of two hundred fifty feet for a sign with a nominal face size of fourteen feet by forty-eight feet.
 - (12) No Electronic Billboard shall be maintained in the city unless the name of the person or company owning or maintaining it and the identifying number of the Electronic Billboard are plainly displayed thereon.
- (M) Outdoor Advertising Permit. Outdoor advertising displays require a permit from Caltrans if they are located within 660 feet from the edge of the right-of-way and viewed primarily by persons traveling on a freeway.
- (N) Additional Requirements. Prior to issuance of a building permit for any Electronic Billboard project subject to the requirements of this chapter, the applicant shall provide the following:
- (1) The telephone number of a maintenance service, to be available 24 hours a day, to be contacted in the event that an Electronic Billboard becomes dilapidated or damaged.
 - (2) Proof of lease demonstrating a right to install the Electronic Billboard on the subject property.
 - (3) A list of locations of all Electronic Billboards in the city owned or managed by the entity that will own or manage the subject Electronic Billboard.
- (O) Future Technologies. The technology currently being deployed for Electronic Billboards is LED (light emitting diode), but there may be alternate, preferred, or superior technology available in the future. Owners of Electronic Billboards are authorized to change the Electronic Billboards to any other technology that operates under the maximum brightness standards in subsection L of this section.

The city shall expedite any required approvals for technology that is superior in energy efficiency over previous generations or types.

(P) After receiving approval to install an Electronic Billboard, owners of Electronic Billboards may replace the digital faces to their Electronic Billboard, however, the following shall apply:

- (1) All required permits are obtained.
- (2) All screening and architectural elements are maintained.
- (3) The number of physical sign faces shall not be increased.
- (4) The overall size of the sign faces shall not be increased by more than five percent (5%) over the originally-approved design.

§ 155.524 SIGNS NEAR FREEWAYS PROHIBITED; EXCEPTIONS.

(A) ~~No signs, outdoor advertising or advertising structures shall be permitted in any zone within 500 feet of either side of the right-of-way of any freeway except as provided in this subchapter.~~

(B) The following types of signs, ~~outdoor advertising~~ and advertising structures shall be permitted along a freeway; provided that all other provisions of this division are met:

§ 155.529 DANGEROUS SIGNS PROHIBITED.

(A) ~~No sign, outdoor advertising or advertising structure shall be permitted which in any way endangers the health or public safety by causing distraction to operators of motor vehicles on streets and highways, or creates a traffic hazard by obstructing vision, or is detrimental or harmful to the use of surrounding properties.~~

§ 155.531 SETBACK OF SIGNS.

~~Signs, outdoor advertising, and advertising structures, unless otherwise specified in this chapter, shall not be located in any required front yard nor in any required side yard adjoining a street on a corner lot.~~

§ 155.533 MAINTENANCE.

(A) ~~All signs, outdoor advertising and advertising structures and the ground and/or landscaped area thereunder, shall be kept in good repair and maintained in a neat and orderly manner.~~

PLANNING COMMISSION CONSIDERATION

At its regularly scheduled meeting of July 12, 2021, the Planning Commission conducted a public hearing on a Zoning Text Amendment to amend Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to Billboards. No members of the public spoke in favor or in opposition to the proposed amendment. After considering the facts contained in the staff report, a presentation provided by staff, the Planning Commission approved a motion to recommend that the City Council approve and adopt Ordinance No. 1118. Attached

is a copy of Resolution 192-2021, memorializing the action taken by the Planning Commission to recommend that the City Council approve the proposed Zoning Text Amendment relating to billboards along Interstate 605.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws. Legal notice of the Public Hearing for the proposed project was published in a newspaper of general circulation (Whittier Daily News) on August 2, 2021, as required by the State Zoning and Development Laws. As of the date of this report, staff has not received any comments and/or inquiries regarding the Zoning Text Amendment.

LEGAL REVIEW

The City Attorney's office has reviewed the proposed Zoning Text Amendment.

FISCAL IMPACT

The proposed Zoning Text Amendment would create the potential to generate additional revenue through negotiated operating agreements related to any new billboard.



Raymond R. Cruz
City Manager

Attachment(s):

1. Public Hearing Notice
2. July 12, 2021 Planning Commission Staff Report
3. Resolution No. 192-2021
4. Ordinance No. 1118

Attachment 1: Public Hearing Notice

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ZONING TEXT AMENDMENT
BILLBOARDS ALONG INTERSTATE 605**

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

ZONING TEXT AMENDMENT - Ordinance No. 1118: An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to Billboards.

PROJECT SITE: Citywide, Santa Fe Springs, CA 90670

APPLICANT: City of Santa Fe Springs

THE HEARING will be held before the City Council of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Tuesday, August 17, 2021 at 6:00 p.m.

CEQA STATUS: Approval of the proposed zoning text amendment does not approve any development project. Rather, it clarifies the requirements related to the establishment of billboards. Future development of any billboard would be subject to CEQA at that time, as those actions would be classified as a project under CEQA. Therefore, the proposed zone text amendment is not subject to CEQA under General Rule, Section 15061(b)(3) of Title 14 of the California Code of Regulations and no further environmental review is necessary.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before the City Council and express their opinion on the subject item(s) listed above. It should be noted that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the Public Hearing.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7354, laurelreimer@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Published: August 2, 2021 Whittier Daily News Ad#11479113

Attachment 2: July 12, 2021 Planning Commission Staff Report



PUBLIC HEARING

Zoning Text Amendment – Billboards Along Interstate 605

Ordinance No. 1118: An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.398, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code relating to Billboards.

RECOMMENDATIONS:

- Hold a Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Billboards Along Interstate 605; and
- Find that the proposed amendments to the text of the City's Zoning Ordinance are consistent with the City's General Plan; and
- Find and determine that pursuant to Section 15061(b)(3) (Activities Covered by General Rule) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Adopt Resolution No. 192-2020, which incorporates the Commission's findings and action regarding this matter and recommend that the City Council approve and adopt Ordinance No. 1118, to effectuate the proposed amendments to the text of the City's Zoning Ordinance.

BACKGROUND

In 2012, the City adopted Ordinance No. 1036 to establish regulations on the specific quantity and location of billboards, and to prescribe operating and aesthetic standards to apply towards new billboards within the Freeway Overlay Zone (FOZ) located along Interstate 5. Key elements of the adopted ordinance included:

1. Updating the definition of billboards to include electronic billboards.
2. Limiting electronic billboards to the FOZ.
3. Requiring a Conditional Use Permit (CUP) and Development Agreement for all new billboards and expansion of existing billboards.
4. Limiting the placement of billboards to properties with a minimum area of 5 acres.
5. Creating definitions and regulations for supergraphics and mobile billboards.
6. Creating a mechanism for the City to generate additional revenues, either as a one-time payment, or payment over time, or a combination of both;
7. Allowing space on new billboards to be utilized for City-related activities, or to bring awareness to City and/or charitable causes.
8. Establishing a minimum distance between billboards.
9. Limiting the contents of messages beyond sexually explicit materials, alcohol

and tobacco advertising.

In 2018, the City adopted Ordinance No. 1092 to update the Billboard Ordinance with additional design and regulatory controls. Key elements of the adopted ordinance included:

1. Removal of the 5-acre minimum.
2. Defining static billboards.
3. Discontinue allowing static billboards.
4. Allowing existing static billboards (approved by CUP) to remain indefinitely.
5. Expanding 500' separation between billboards on same parcel to include separation from existing freestanding signs.
6. Prohibiting billboards from locating more than 200 feet from the centerline of the freeway.
7. Providing standards for architectural elements (2' on sides and bottom, 6' on top – of sign face), also known as “cutouts” among the billboard industry.
8. Requiring proper screening of cylindrical column and torsion bar.
9. Establishing criteria for V-shaped billboards.

Interest in billboard development has remained strong since Ordinance 1036 and Ordinance 1092 were adopted. Today, seven billboards are constructed along Interstate 5. More properties along Interstate 5 can support billboard development, however some are currently owned by Caltrans and it could take years before they become available for private development, if at all.

The current Zoning Ordinance only permits billboards within the Freeway Overlay Zone, which is limited to properties adjacent to Interstate 5. Additionally, Caltrans prohibits billboards within designated landscaped freeways. The City has been approached several times since 2012 to allow for billboard development along Interstate 605, however the properties along Interstate 605 are not located within the Freeway Overlay Zone and all of Interstate 605 through Santa Fe Springs had been designated as a landscaped freeway. Two small portions of Interstate 605 corresponding with freeway underpass locations were de-landscaped on December 29, 2017 and September 16, 2019. Caltrans could permit billboards in these recently de-landscaped portions of Interstate 605.

PROPOSED CHANGES

Given the recent change in the landscaped freeway status, Staff is utilizing this opportunity to update the current Zoning Ordinance to permit billboards along Interstate 605. A majority of the existing design and regulatory controls pertaining to billboards in the Freeway Overlay Zone are incorporated into the standards for Interstate 605 to ensure city-wide consistency of billboards. However, the development of and uses surrounding Interstate 605 require certain changes from the standards for billboards located along Interstate 5. The biggest difference

between the two freeways is that Interstate 605 is elevated approximately thirty feet above grade, whereas Interstate 5 is built at grade. This large grade separation necessitates that billboard height be measured differently for Interstate 605. Also, more residential uses are adjacent to Interstate 605 as compared to Interstate 5, so added consideration was given to minimize the impact of billboards on nearby sensitive uses.

The primary differences between the existing Freeway Overlay Zone billboard regulations and the proposed Interstate 605 billboard regulations include:

- Billboard regulations are written into the sign code instead of within a specific zone.
- Permitted use in the M-2 Zone.
- Require Development Plan Approval instead of a Conditional Use Permit.
- Require an Operating Agreement instead of a Development Agreement.
- Billboard height measured from the nearest travel lane instead of from grade.
- Require a 200-foot minimum separation from habitable residential structures. The minimum distance may be reduced to 180 feet if the billboard utilizes the most effective light reducing technology available.
- Require a 500-foot separation between billboards and freeway oriented freestanding signs.
- Planning Commission may approve deviations from stated numerical or design standards, where appropriate, to allow for exceptional design.

The majority of billboard regulations will remain consistent with the existing Freeway Overlay Zone billboard regulations, including:

- Static billboards prohibited.
- Require 1,000-foot separation between billboards on the same side of the freeway.
- Billboards must be located within 200-feet of the freeway centerline.
- Billboards cannot be placed on or project over a building.
- Billboards cannot encroach on or over the public right-of-way.
- Minimum 25-foot setback from property lines and buildings.
- Single support column required and must be provided with an architectural façade.
- Backs, sides and under areas of the billboard must be screened.
- Fifty-foot height limit (as measured from the nearest travel lane), plus an additional six feet of height permitted for architectural elements.
- V-shaped billboards cannot be located immediately adjacent to another V-shaped billboard on the same side of the freeway.
- Angle of V-shaped billboards cannot exceed 30 degrees.
- Maximum of two billboard faces, must be identical in size and alignment.
- Maximum billboard face size of fourteen feet by forty-eight feet.

The Zoning Ordinance currently defines “advertising, outdoor” and uses it interchangeably with “billboard.” As such, the definition for “advertising, outdoor” and all reference to “outdoor advertising” will be removed from the Zoning Ordinance or replaced with “static billboard” or “electronic billboard.” Several additional development standards and operational restrictions will help minimize the potential for any associated adverse effects. The design and regulatory controls written into the ordinance will help ensure that billboards are well integrated with both existing and future developments.

PROPOSED ZONING TEXT AMENDMENT

The changes to the existing Billboard Ordinance involves amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.156., 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to Billboards.

NOTE: *Proposed changes are shown as strikethrough and underlined text.*

SANTA FE SPRINGS MUNICIPAL CODE

Chapter 155 – Zoning

GENERAL PROVISIONS

§ 155.003 DEFINITIONS.

~~**ADVERTISING, OUTDOOR.** A sign which directs public attention to any object, product, service or function that may be offered for sale, lease or hire elsewhere than upon the premises where the sign is located or as a minor and incidental activity on said premises. Signs which provide information, solicit support or compliance shall be considered as outdoor advertising if they pertain to activities not principally related to the use of the land upon which they are located.~~

~~**BILLBOARD.** The same as "advertising, outdoor."~~

ELECTRONIC BILLBOARD. An off-site sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. An Electronic Billboard may be internally or externally illuminated. Electronic Billboards shall contain static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing, scintillating lighting or the varying of light intensity. An Electronic Billboard consists of a digital display area and a sign structure.

STATIC BILLBOARD. A billboard that does not utilize digital message technology and instead uses “static” print/or pictures, for the advertisement of a business, commodity, service, thing, message, or entertainment conducted, sold, or offered elsewhere than upon the lot on which that sign is located.

Part 2. A-1 LIGHT AGRICULTURAL ZONE DISTRICT

§ 155.051 SIGNS.

(E) ~~Outdoor advertising~~ Reserved.

Part 3. R-1 SINGLE-FAMILY RESIDENTIAL ZONE DISTRICT

§ 155.078 SIGNS.

(D) ~~Outdoor advertising~~ Reserved.

Part 4. R-3 MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICT

§ 155.109 SIGNS.

(E) ~~Outdoor advertising~~ Reserved.

Part 6. C-4 COMMUNITY COMMERCIAL ZONE DISTRICT

§ 155.153 CONDITIONAL USES.

The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:

(J) ~~Outdoor advertising.~~ Reserved.

Part 8. M-1 LIGHT MANUFACTURING ZONE DISTRICT

§ 155.211 PRINCIPAL PERMITTED USES.

The following are the principal permitted uses in the M-1 Zone:

(I) ~~Outdoor advertising in accordance with the provisions of §§ 155.515 through 155.536.~~ Reserved.

§ 155.229 SIGNS AND OUTDOOR ADVERTISING.

(A) ~~As used in this section, the term **SIGNS** shall also include the term "outdoor advertising."~~ Reserved.

Part 9. M-2 HEAVY MANUFACTURING ZONE DISTRICT

§ 155.259 SIGNS AND OUTDOOR ADVERTISING.

(A) ~~As used in this section, the term **SIGNS** shall also include the term "outdoor~~

advertising." Reserved.

(B) No signs shall be permitted in the M-2 Zone except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply:

(1) The total sign area allowed shall be limited to an area determined by the lineal feet of building frontage or to a percentage of the total area of the street facing building elevation, in accordance with the following: three square feet of sign area for each lineal foot of building frontage, or 10% of the street facing building elevation area, whichever is greater. For uses where there is no building, the maximum sign area shall be 40 square feet.

(2) Signs which contain subject matter other than that referring to the name of the establishment or its services, or to products produced or sold on the premises upon which the sign is located, shall be permitted only when in compliance with the provisions of §§ 155.515 through 155.536.

(3) Signs on buildings shall be limited to wall signs and fascia signs. Wall signs shall not extend above the roof line of a building or above a parapet wall around the roof nor project more than one foot from the building wall.

(4) On lots adjoining major highways, signs shall be limited to monument signs, building wall signs and fascia signs except that freestanding center signs shall be permitted in accordance with § 155.525 of this chapter and except that freestanding signs other than those specifically permitted by this section shall be permitted if authorized by a valid conditional use permit. The Planning Commission shall establish criteria and conditions for the approval of conditional use permits for ~~free-standing~~ freestanding signs.

NONCONFORMING USES

§ 155.398 REQUIRED TERMINATION OF NONCONFORMING STRUCTURES AND USES.

Every nonconforming structure or use shall be completely removed or altered to conform to the regulations of this chapter within the following specified periods of time:

(D) ~~Outdoor advertising~~ Static billboard structures, five years.

(E) ~~Outdoor advertising~~ Static billboard structures within 500 feet of freeway, 90 days after the freeway becomes a landscaped freeway as defined in this chapter.

SIGNS, OUTDOOR ADVERTISING AND ADVERTISING STRUCTURES

§ 155.515 PURPOSE.

The general purpose of the regulations regarding signs, ~~outdoor advertising~~ and advertising structures set forth in this chapter shall be to minimize hazards and obstructions to traffic and thereby promote traffic safety; to protect persons and

property values from damage due to indiscriminate and harmful use of signs; outdoor advertising and advertising structures; and to preserve a pleasing and attractive appearance in all areas of the city and thereby foster orderly development of a high standard.

§ 155.516 COMPLIANCE WITH ZONE REQUIREMENTS.

No signs, ~~outdoor advertising~~ or advertising structures of any kind shall be erected or located except those permitted in the various zones and in compliance with the provisions of the following sections.

§ 155.518 SIGN PERMITS REQUIRED; EXCEPTIONS.

(A) To ensure compliance with the regulations contained in this chapter, a sign permit shall be required in order to erect, repair, alter, relocate or maintain any sign, ~~outdoor advertising~~ or advertising structure except as provided in this subchapter. Application for said permit shall be on a form provided by the city and shall be accompanied by a filing fee as set by City Council resolution. ~~A tag issued by the city indicating the sign permit number must be affixed to the sign so as to be readily visible to the Building Inspector.~~

(B) The following signs, ~~outdoor advertising~~ and advertising structures shall be exempt from the required permit set forth in this subchapter:

- (1) Signs, ~~outdoor advertising~~ and advertising structures regulated by the Building Code and for which a valid building permit has been issued.
- (2) Temporary architects or builder's signs.
- (3) Signs pertaining to the sale, lease or rental of any structure or site when the sign is located on said site.
- (4) Direction signs in connection with off-street parking and loading facilities.
- (5) Signs of less than four square feet in area.

~~§ 155.519 LOCATION OF OUTDOOR ADVERTISING RESTRICTED.~~

~~—(A) Where this chapter requires a conditional use permit for the use of any premises for outdoor advertising, the Planning Commission shall consider, among other criteria, the standards set forth below.~~

~~—(B) These standards shall also govern the location of outdoor advertising in any zone where outdoor advertising is a principal permitted use.~~

~~—(1) Outdoor advertising displays shall not be located closer than 25 feet from buildings on an adjoining property and that at such time as any new buildings are constructed on said adjoining property where an outdoor advertising display would be within 25 feet of the building, said display will become nonconforming; except, where said display is located adjacent to any wall which has no window openings.~~

~~—(2) Separate outdoor advertising displays, including "V" type structures, shall not be spaced at intervals of less than 900 feet. This distance shall be measured linearly along the adjoining street frontages, including intersecting streets; however, this provision shall not apply to a proposed new outdoor advertising display on part~~

~~of which is visible from an existing outdoor advertising display on an intersecting street.~~

~~—(3) Outdoor advertising displays shall not be located within 100 feet of any street intersection, measured from the setback line, unless approved by the Traffic Commission.~~

~~—(4) Outdoor advertising displays shall not be erected at any location on any street within 250 feet of any property having frontage on said street where said property is zoned for residential purposes, or which is devoted to public or quasi-public, recreational, educational, religious, cultural or administrative uses.~~

~~—(5) Outdoor advertising displays shall not be located within any required yard; and furthermore, any outdoor advertising displays of more than 500 square feet in area shall be set back one additional foot from the building setback line for each 10 square feet in excess of said 500 square feet of sign area. The maximum required setback shall be 40 feet.~~

~~—(6) Outdoor advertising displays shall be designed and located in such a manner that they duly respect the rights of other neighboring uses of property. The back of new outdoor advertising displays shall be covered and/or designed to mitigate unsightliness.~~

~~—(7) Outdoor advertising displays shall be removed from property at such time as the property is developed.~~

§ 155.519 INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM.

(A) Purpose. Electronic Billboards are recognized as a legitimate form of commercial use in the city. However, the size, number, location, and illumination of Electronic Billboards can have significant influence on the city's visual environment, and can, without adequate control, create or contribute to blighted conditions. The purpose of this section is to provide reasonable Electronic Billboard controls along the Interstate 605 Corridor through the city, recognizing that community appearance is an important factor in ensuring the general community welfare.

(B) Location of Interstate 605 Corridor. The Interstate 605 Corridor consists of properties that are immediately adjacent to Interstate 605.

(C) Sign Permit Required. To ensure compliance with the regulations contained in this section, a sign permit shall be required in order to erect, repair, alter, relocate, or maintain any Electronic Billboard. Application for said permit shall be on a form provided by the city and shall be accompanied by a filing fee as set by City Council resolution.

(D) Conflicts with other Provisions of the Zoning Ordinance. Electronic Billboards allowed under the provisions of this section shall be in addition to all other signs

- allowed by the zoning ordinance. The locations and heights of allowed Electronic Billboards shall be governed by this section. If there is a conflict between the provisions of this section and other sections of the zoning ordinance, the provisions of this section shall control.
- (E) *Permitted Use in the M-2 Zone.* Subject to the limitations of this section, and notwithstanding the provisions of any other section of the zoning ordinance, Electronic Billboards shall be a permitted use in the M-2 zone.
- (F) *Operating Agreement Required.* Electronic Billboards shall only be permitted when the city has entered into an operating agreement with an Electronic Billboard owner to allow for an Electronic Billboard under certain circumstances; including (i) compensation to the city; (ii) the provision of access to the city to a portion of the total available display time to allow the city to present messages of community interest and information, and public safety; (iii) the provision of access to the appropriate agencies for the purpose of displaying "Amber Alert" messages and emergency-disaster communications; and (iv) to establish quality and maintenance standards.
- (G) *Sign Design Requires Development Plan Approval.* Electronic Billboards shall be subject to development plan approval review and approval consistent with sections 155.735 through 155.747 of this chapter.
- (H) *Locations Prohibited.*
- (1) Within a classified "Landscaped Freeway" pursuant to the state regulations relating to the California Outdoor Advertising Act (4 California Code of Regulations § 2500 *et seq.*), as they currently exist or may hereafter be amended.
 - (2) More than 200 feet from the centerline of Interstate 605.
 - (3) On or encroaching over the public right-of-way. No portion of an Electronic Billboard shall project over the width of any street, highway, sidewalk, or other public right-of-way.
 - (4) On the roof of a building or projecting over the roof of a building, whether the building is in use or not.
 - (5) On the wall of a building or otherwise attached to, or integrated to, or suspended from a building.
 - (6) Within two hundred feet of residential uses as measured from the centerline of the support post to the exterior wall of the nearest habitable residential structure, as such use exists on the date the Electronic Billboard development plan approval application is approved by the city. This minimum distance may be reduced to one hundred eighty (180') feet if the Electronic Billboard utilizes the most effective light reducing technology available in the industry, proven to reduce light impacts below

- standard LED displays and documented by an independent engineering light study.
- (7) Within 1,000 feet of another Electronic Billboard on the same side of the freeway, as measured from the centerline of the support post of each Electronic Billboard.
 - (8) Within 500 feet of a freeway oriented freestanding sign, as measured from the centerline of the support post of the Electronic Billboard and the freeway oriented freestanding sign.
 - (9) In no event shall any billboard be permitted in any location which would result in a violation of any applicable federal, state, or local law.

(I) Development Standards

- (1) V-Shape billboards. V-Shape billboards shall not be located immediately adjacent to another V-Shape billboard on the same side of the freeway.
- (2) Maximum Height. Heights of Electronic Billboards shall be established relative to topography and setting so as to provide the best balance between the sign's purpose of effectively communicating a visual message, the setting including topography and surrounding architecture, and freeway traffic safety. However, in no case shall an Electronic Billboard exceed a maximum height of fifty feet as measured from the center line of the nearest travel lane of Interstate 605 to the top edge of the Electronic Billboard face. This excludes architectural elements, which may extend up to six feet above the 50-foot height limit.
- (3) Minimum setback. The minimum setback distance of the Electronic Billboard column support post shall be at least 25 feet from any property line and at least 25 feet from any building. Upon a showing of good cause, the minimum setbacks may be reduced as a part of the development plan approval review, if the Planning Commission finds that the Electronic Billboard as proposed will not be placed and/or designed in such a manner as to create a traffic hazard. Examples of such sign placement and/or design include, but are not limited to, signs which interfere with traffic sight distances, traffic flow or the visual access to a traffic sign; and signs with color, configuration, text or location which cause them to be mistaken for, or otherwise imitate, a traffic sign or signal.
- (4) Driveways. Electronic Billboards projecting over a driveway or driving aisle shall have a minimum clearance of 16 feet between the lowest point of the face, including architectural elements, and the driveway grade.
- (5) Pedestrian walkway. Electronic Billboards projecting over a pedestrian walkway shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and the walkway grade.

- (6) Minimum Ground Clearance. Electronic Billboards shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and ground level so as not to provide an attractive nuisance for graffiti and vandalism.
- (7) Face orientation. Electronic Billboards shall be designed to be viewed primarily by persons traveling on the main-traveled way of the freeway. No Electronic Billboard shall have more than one face (display surface) oriented in the same vertical plane.
- (8) The Electronic Billboard shall be constructed to withstand a minimum wind pressure of 20 pounds per square foot of exposed surface.
- (9) Each Electronic Billboard shall comply with all applicable federal, state, and local laws and regulations, including but not limited to, the Highway Beautification Act of 1965 (23 U.S.C. § 131 et seq.), the California Outdoor Advertising Act (Cal. Bus. and Prof. Code § 5200 et seq.), and the California Vehicle Code, as they currently exist or may hereafter be amended.

(J) Standards of Design

- (1) All new Electronic Billboards shall be designed to have a single cylindrical column support post.
- (2) The single cylindrical column support post of all Electronic Billboards shall be provided with an architectural façade.
- (3) Maximum number of faces. No Electronic Billboard shall have more than two faces. A face shall be considered the display surface upon which an advertising message is displayed.
 - a. The faces of two-sided Electronic Billboards shall be identical in size.
 - b. The top, bottom, and sides of the faces shall be in alignment, and no portion of either face shall project beyond the corresponding portion of the other face. Architectural elements shall also be aligned on both sides of the Electronic Billboard.
- (4) Maximum Face Size: Each face of the sign shall be no larger than fourteen feet by forty-eight feet in dimension (total six hundred seventy-two square feet), plus framing.
- (5) Screening. All exposed portions of Electronic Billboards, including backs, sides, under areas, support members and support posts, shall be screened to the satisfaction of the Director of Planning or designee.
- (6) The angle between the faces of a V-Shape Electronic Billboard shall be no greater than 30 degrees.
- (7) The utilities of each Electronic Billboard shall be underground.

(K) Strict Application of Design and Numerical Standards Not Required. In general, no Electronic Billboard should exceed the number, size, height, or location

limitations set forth in this section. However, as rigid numerical or other design standards may preclude exceptional design that might better achieve the purpose and objectives of this section, exceptions to the stated numerical or design standards, including size, shape, and location, may be approved by the Planning Commission when appropriate, provided any resulting determinations or approvals shall be supported by clear and descriptive findings that are consistent with and which achieve one or more of the purposes and the objectives of this chapter. No design exceptions may be approved for prohibited signs. For any approval of an Electronic Billboard which does not strictly conform to the stated numerical and design standards set forth in this section or the applicable development plan approval, the Planning Commission must first make the following findings in writing:

- (1) The proposed Electronic Billboard achieves the purposes and objectives of this section and the City sign ordinance; and
- (2) The proposed Electronic Billboard exemplifies innovation and creativity and is appropriate and consistent with the architecture and context of the building and the neighborhood where the sign will be located; and
- (3) The proposed Electronic Billboard is consistent with all applicable sign guidelines or has been determined by Planning Commission to better achieve the purpose and objectives of this sign ordinance than the strict application of said sign guidelines and standards.

(L) Operational restrictions.

- (1) No Electronic Billboard shall display flashing, shimmering, glittering, intermittent or moving light or lights. Exceptions to this restriction include time, temperature, and smog index units, provided the frequency of change does not exceed four-second intervals.
- (2) *Minimum Display Time.* Each message on the sign must be displayed for a minimum of four seconds or the minimum time allowed under the State of California Outdoor Advertising Act and Caltrans implementing regulations, whichever is the shorter period of time.
- (3) *Maximum Display Time.* Electronic Billboard messages shall be displayed for no longer than two minutes at a time.
- (4) Each Electronic Billboard shall be tied into the National Emergency Network and provide emergency information, including child abduction alerts (i.e., “Amber Alerts”).
- (5) Each Electronic Billboard shall be designed to either freeze the display in one static position, display a full black screen, or turn off in the event of a malfunction.
- (6) No Electronic Billboard shall utilize technology that would allow interaction with drivers, vehicles or any device located in vehicles, including, but not limited to, a radio frequency identification device, geographic positions system, or other device.

- (7) No Electronic Billboard shall emit audible sound, odor, or particulate matter.
- (8) No Electronic Billboard shall simulate or imitate any directional, warning, danger or information sign, or any display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning to traffic, by, for example, the use of the words “stop” or “slow down.”
- (9) No Electronic Billboard shall involve any red or blinking or intermittent light likely to be mistaken for warning or danger signals, nor shall its illumination impair the vision of travelers on the adjacent freeway and/or roadways. Illuminations shall be considered vision impairing when its brilliance exceeds the values set forth in Cal. Vehicle Code § 21466.5.
- (10) Each Electronic Billboard shall be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions.
- (11) Electronic Billboards shall not operate at brightness levels of more than 0.3-foot candles above ambient light, as measured using a foot candle meter at a distance of two hundred fifty feet for a sign with a nominal face size of fourteen feet by forty-eight feet.
- (12) No Electronic Billboard shall be maintained in the city unless the name of the person or company owning or maintaining it and the identifying number of the Electronic Billboard are plainly displayed thereon.

(M) Outdoor Advertising Permit. Outdoor advertising displays require a permit from Caltrans if they are located within 660 feet from the edge of the right-of-way and viewed primarily by persons traveling on a freeway.

(N) Additional Requirements. Prior to issuance of a building permit for any Electronic Billboard project subject to the requirements of this chapter, the applicant shall provide the following:

- (1) The telephone number of a maintenance service, to be available 24 hours a day, to be contacted in the event that an Electronic Billboard becomes dilapidated or damaged.
- (2) Proof of lease demonstrating a right to install the Electronic Billboard on the subject property.
- (3) A list of locations of all Electronic Billboards in the city owned or managed by the entity that will own or manage the subject Electronic Billboard.

(O) Future Technologies. The technology currently being deployed for Electronic Billboards is LED (light emitting diode), but there may be alternate, preferred, or superior technology available in the future. Owners of Electronic Billboards are authorized to change the Electronic Billboards to any other technology that operates under the maximum brightness standards in subsection L of this

section. The city shall expedite any required approvals for technology that is superior in energy efficiency over previous generations or types.

(P) After receiving approval to install an Electronic Billboard, owners of Electronic Billboards may replace the digital faces to their Electronic Billboard, however, the following shall apply:

- (1) All required permits are obtained.
- (2) All screening and architectural elements are maintained.
- (3) The number of physical sign faces shall not be increased.
- (4) The overall size of the sign faces shall not be increased by more than five percent (5%) over the originally-approved design.

§ 155.524 SIGNS NEAR FREEWAYS PROHIBITED; EXCEPTIONS.

(A) No signs, ~~outdoor advertising~~ or advertising structures shall be permitted in any zone within 500 feet of either side of the right-of-way of any freeway except as provided in this subchapter.

(B) The following types of signs, ~~outdoor advertising~~ and advertising structures shall be permitted along a freeway; provided that all other provisions of this division are met:

§ 155.529 DANGEROUS SIGNS PROHIBITED.

(A) No sign, ~~outdoor advertising~~ or advertising structure shall be permitted which in any way endangers the health or public safety by causing distraction to operators of motor vehicles on streets and highways, or creates a traffic hazard by obstructing vision, or is detrimental or harmful to the use of surrounding properties.

§ 155.531 SETBACK OF SIGNS.

Signs, ~~outdoor advertising~~, and advertising structures, unless otherwise specified in this chapter, shall not be located in any required front yard nor in any required side yard adjoining a street on a corner lot.

§ 155.533 MAINTENANCE.

(A) All signs, ~~outdoor advertising~~ and advertising structures and the ground and/or landscaped area thereunder, shall be kept in good repair and maintained in a neat and orderly manner.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class

mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500-feet of the de-landscaped portions of Interstate 605 on June 30, 2021. The legal notice was also posted in Santa Fe Springs City Hall window, the City's Town Center Kiosk, the City's Library, and published in a newspaper of general circulation (Whittier Daily News) on July 1, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the Zoning Text Amendment.

ENVIRONMENTAL DOCUMENTS

The proposed Zoning Text Amendment is categorically exempt pursuant to Section 15061(b)(3) (Activities Covered by General Rule) of the California Environmental Quality Act (CEQA), in that the proposed Zoning Text Amendment does not approve any development project. Rather, it clarifies the requirements related to the establishment of billboards. Furthermore, any proposal to install a new billboard, or otherwise substantially alter an existing billboard, would require discretionary approval and environmental review and determination in accordance with CEQA Guidelines. Therefore, the proposed Zoning Text Amendment is not subject to CEQA under General Rule, Section 15061(b)(3) of Title 14 of the California Code of Regulations and no further environmental review is necessary. If the Planning Commission agrees, Staff will file a Notice of Exemption with the Los Angeles County Clerk's office within five (5) days of approval by the Planning Commission.

LEGAL REVIEW

The City Attorney has reviewed the proposed Zoning Text Amendment. Comments are reflected in the proposed Ordinance.



Wayne M. Morrell
Director of Planning

Attachments:

1. Public Hearing Notice
2. Resolution No. 192-2021
3. Proposed Ordinance No. 1118

Attachment 1: Public Hearing Notice

FILE COPY

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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ZONING TEXT AMENDMENT
BILLBOARDS ALONG INTERSTATE 605**

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

ZONING TEXT AMENDMENT - An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.153, 155.211, 155.229, 155.259, 155.515, 155.516, 155.518, and 155.519 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to billboards.

PROJECT SITE: Citywide, Santa Fe Springs, CA 90670

APPLICANT: City of Santa Fe Springs

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, July 12, 2021 at 6:00 p.m.**

CEQA STATUS: Approval of the proposed zone text amendment does not approve any development project. Rather, it clarifies the requirements related to the establishment of billboards. Future development of any billboard would be subject to CEQA at that time, as those actions would be classified as a project under CEQA. Therefore, the proposed zone text amendment is not subject to CEQA under General Rule, Section 15061(b)(3) of Title 14 of the California Code of Regulations and no further environmental review is necessary.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item(s) listed above. It should be noted that if you challenge the afore-mentioned item(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7354, laurelreimer@santafesprings.org.

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

John M. Mora Mayor • Annette Rodriguez, Mayor Pro Tem
City Council

Jay Samo • Juanita Trujillo • Joe Angel Zamora
City Manager

Raymond R. Cruz

Attachment 2: Resolution 192-2021

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 192-2021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPT AN ORDINANCE TO AMEND SECTIONS 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, AND 155.533 OF CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO BILLBOARDS.

WHEREAS, the City of Santa Fe Springs initiated an amendment to the City's Zoning Regulations to allow for billboards along de-landscaped portions of Interstate 605; and

WHEREAS, the City of Santa Fe Springs has reviewed and considered the proposed amendments to the text of the City's Zoning Regulations with the intention of amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to billboards; and

WHEREAS, after study and deliberations by the Department of Planning and Development, the City, with the assistance from the City Attorney, has prepared for adoption these amendments to the text of the City's Zoning Ordinance; and

WHEREAS, the proposed Zoning Text Amendment is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the proposed project meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15061(b)(3) – Activities Covered by General Rule; and

WHEREAS, on July 1, 2021, the City of Santa Fe Springs Department of Planning and Development published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing. On June 30, 2021, said notice was also 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 de-landscaped portions of Interstate 605, and also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the City's Library; and

WHEREAS, on July 12, 2021, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing regarding the amendments to the text of the City's Zoning Regulations; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, public testimony, written comments, and other materials presented at the public hearing on July 12, 2021.

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. GENERAL PLAN CONSISTENCY

The proposed Zoning Text Amendment is consistent with the following goals of the Santa Fe Springs General Plan:

LU Goal 2: Maintain a reasonable balance between the costs of providing municipal services, and the benefits derived from developing land. Emphasize development projects which are fiscally positive or neutral to the city.

LU Goal 4: Where incompatible land uses are in proximity to one another, provide for buffering, transitional uses or other controls which will reduce the conflict to the maximum extent possible.

The intent of the Zoning Text Amendment is to allow for billboard development in the de-landscaped freeway areas along Interstate 605. Billboard developments are fiscally positive for the City and revenue received through billboard Operating Agreements will help to fund municipal services. Numerous design and operational restrictions have been included in the Zoning Text Amendment to minimize the possible impacts billboards may have on surrounding uses.

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15061(b)(3) (Activities Covered by General Rule) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the proposed Zoning Text Amendment does not approve any development project. Rather, it clarifies the requirements related to the establishment of billboards. Future development of any billboard would be subject to CEQA at that time, as those actions would be classified as a project under CEQA. Therefore, the proposed zoning text amendment is not subject to CEQA under General Rule, Section 15061(b)(3) of Title 14 of the California Code of Regulations and no further environmental review is necessary.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 192-2021 to determine that the Zoning Text Amendment is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3), and to recommend that the City Council adopt Ordinance No. 1118 to effectuate the proposed amendments to the text of the City's Zoning Ordinance.

ADOPTED and APPROVED this 12th day of July, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Attachment 3: Ordinance No. 1118

ORDINANCE NO. 1118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, AMENDING SECTIONS 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, AND 155.533 OF TITLE 15 (LAND USE), CHAPTER 155 (ZONING) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO BILLBOARDS

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

Section 1. Section 155.003 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to delete the existing definitions for “Advertising, Outdoor” and “Billboard” and to add thereto new definitions for Electronic Billboard and Static Billboard so that said definitions read as follows, with all other definitions in said section to remain unchanged:

§ 155.003 DEFINITIONS.

~~ADVERTISING, OUTDOOR.~~ [Delete]

~~BILLBOARD.~~ [Delete]

ELECTRONIC BILLBOARD. An off-site sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. An Electronic Billboard may be internally or externally illuminated. Electronic Billboards shall contain static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing, scintillating lighting or the varying of light intensity. An Electronic Billboard consists of a digital display area and a sign structure.

STATIC BILLBOARD. A billboard that does not utilize digital message technology and instead uses “static” print/or pictures, for the advertisement of a business, commodity, service, thing, message, or entertainment conducted, sold, or offered elsewhere than upon the lot on which that sign is located.

Section 2. Section 155.051 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove subsection (E) so that said subsection reads as follows:

§ 155.051 SIGNS.
(E) Reserved.

Section 3. Section 155.078 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove subsection (D) so that said subsection reads as follows:

§ 155.078 SIGNS.
(D) Reserved.

Section 4. Section 155.109 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove subsection (E) so that said subsection reads as follows:

§ 155.109 SIGNS.
(E) Reserved.

Section 5. Section 155.153 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove subsection (J) so that said subsection reads as follows:

§ 155.153 CONDITIONAL USES.
The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:
(J) Reserved.

Section 6. Section 155.211 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove subsection (I) so that said subsection reads as follows:

§ 155.211 PRINCIPAL PERMITTED USES.
The following are the principal permitted uses in the M-1 Zone:
(I) Reserved.

Section 7. Section 155.229 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to rename the section and remove subsection (A) so that said section and subsection read as follows:

§ 155.229 SIGNS.
(A) Reserved.

Section 8. Section 155.259 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to rename the section, remove subsection (A), and amend subsection (B)(4) so that said section and subsections read as follows:

§ 155.259 SIGNS.
(A) Reserved.

(B) No signs shall be permitted in the M-2 Zone except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply:

- (1) The total sign area allowed shall be limited to an area determined by the lineal feet of building frontage or to a percentage of the total area of the street facing building elevation, in accordance with the following: three square feet of sign area for each lineal foot of building frontage, or 10% of the street facing building elevation area, whichever is greater. For uses where there is no building, the maximum sign area shall be 40 square feet.
- (2) Signs which contain subject matter other than that referring to the name of the establishment or its services, or to products produced or sold on the premises upon which the sign is located, shall be permitted only when in compliance with the provisions of §§ 155.515 through 155.536.
- (3) Signs on buildings shall be limited to wall signs and fascia signs. Wall signs shall not extend above the roof line of a building or above a parapet wall around the roof nor project more than one foot from the building wall.
- (4) On lots adjoining major highways, signs shall be limited to monument signs, building wall signs and fascia signs except that freestanding center signs shall be permitted in accordance with § 155.525 of this chapter and except that freestanding signs other than those specifically permitted by this section shall be permitted if authorized by a valid conditional use permit. The Planning Commission shall establish criteria and conditions for the approval of conditional use permits for freestanding signs.

Section 9. Section 155.398 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to replace outdoor advertising in subsections (D) and (E) with static billboard so that said subsections read as follows:

§ 155.398 REQUIRED TERMINATION OF NONCONFORMING STRUCTURES AND USES.

Every nonconforming structure or use shall be completely removed or altered to conform to the regulations of this chapter within the following specified periods of time:

- (D) Static billboard structures, five years.
- (E) Static billboard structures within 500 feet of freeway, 90 days after the freeway becomes a landscaped freeway as defined in this chapter.

Section 10. Section 155.515 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising so that said section reads as follows:

§ 155.515 PURPOSE.

The general purpose of the regulations regarding signs and advertising structures set forth in this chapter shall be to minimize hazards and obstructions to traffic and thereby promote traffic safety; to protect persons and property

values from damage due to indiscriminate and harmful use of signs and advertising structures; and to preserve a pleasing and attractive appearance in all areas of the city and thereby foster orderly development of a high standard.

Section 11. Section 155.516 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising so that said section reads as follows:

§ 155.516 COMPLIANCE WITH ZONE REQUIREMENTS.

No signs or advertising structures of any kind shall be erected or located except those permitted in the various zones and in compliance with the provisions of the following sections.

Section 12. Section 155.518 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising and sign permit number tags in subsection (A), and to remove reference to outdoor advertising in subsections (B) and (B)(1) so that said section and subsections read as follows:

§ 155.518 SIGN PERMITS REQUIRED; EXCEPTIONS.

(A) To ensure compliance with the regulations contained in this chapter, a sign permit shall be required in order to erect, repair, alter, relocate or maintain any sign or advertising structure except as provided in this subchapter. Application for said permit shall be on a form provided by the city and shall be accompanied by a filing fee as set by City Council resolution.

(B) The following signs and advertising structures shall be exempt from the required permit set forth in this subchapter:

- (1) Signs and advertising structures regulated by the Building Code and for which a valid building permit has been issued.
- (2) Temporary architects or builder's signs.
- (3) Signs pertaining to the sale, lease or rental of any structure or site when the sign is located on said site.
- (4) Direction signs in connection with off-street parking and loading facilities.
- (5) Signs of less than four square feet in area.

Section 13. Section 155.519 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby deleted in its entirety and replaced with the following:

§ 155.519 INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM.

(A) *Purpose.* Electronic Billboards are recognized as a legitimate form of commercial use in the city. However, the size, number, location, and illumination of Electronic Billboards can have significant influence on the city's visual environment, and can, without adequate control, create or contribute to blighted conditions. The purpose of this section is to provide reasonable Electronic Billboard controls along the Interstate 605 Corridor through the city,

recognizing that community appearance is an important factor in ensuring the general community welfare.

- (B) *Location of Interstate 605 Corridor.* The Interstate 605 Corridor consists of properties that are immediately adjacent to Interstate 605.
- (C) *Sign Permit Required.* To ensure compliance with the regulations contained in this section, a sign permit shall be required in order to erect, repair, alter, relocate, or maintain any Electronic Billboard. Application for said permit shall be on a form provided by the city and shall be accompanied by a filing fee as set by City Council resolution.
- (D) *Conflicts with other Provisions of the Zoning Ordinance.* Electronic Billboards allowed under the provisions of this section shall be in addition to all other signs allowed by the zoning ordinance. The locations and heights of allowed Electronic Billboards shall be governed by this section. If there is a conflict between the provisions of this section and other sections of the zoning ordinance, the provisions of this section shall control.
- (E) *Permitted Use in the M-2 Zone.* Subject to the limitations of this section, and notwithstanding the provisions of any other section of the zoning ordinance, Electronic Billboards shall be a permitted use in the M-2 zone.
- (F) *Operating Agreement Required.* Electronic Billboards shall only be permitted when the city has entered into an operating agreement with an Electronic Billboard owner to allow for an Electronic Billboard under certain circumstances; including (i) compensation to the city; (ii) the provision of access to the city to a portion of the total available display time to allow the city to present messages of community interest and information, and public safety; (iii) the provision of access to the appropriate agencies for the purpose of displaying "Amber Alert" messages and emergency-disaster communications; and (iv) to establish quality and maintenance standards.
- (G) *Sign Design Requires Development Plan Approval.* Electronic Billboards shall be subject to development plan approval review and approval consistent with sections 155.735 through 155.747 of this chapter.
- (H) *Locations Prohibited.*
- (1) Within a classified "Landscaped Freeway" pursuant to the state regulations relating to the California Outdoor Advertising Act (4 California Code of Regulations § 2500 *et seq.*), as they currently exist or may hereafter be amended.
 - (2) More than 200 feet from the centerline of Interstate 605.
 - (3) On or encroaching over the public right-of-way. No portion of an Electronic Billboard shall project over the width of any street, highway, sidewalk, or other public right-of-way.

- (4) On the roof of a building or projecting over the roof of a building, whether the building is in use or not.
- (5) On the wall of a building or otherwise attached to, or integrated to, or suspended from a building.
- (6) Within two hundred feet of residential uses as measured from the centerline of the support post to the exterior wall of the nearest habitable residential structure, as such use exists on the date the Electronic Billboard development plan approval application is approved by the city. This minimum distance may be reduced to one hundred eighty (180') feet if the Electronic Billboard utilizes the most effective light reducing technology available in the industry, proven to reduce light impacts below standard LED displays and documented by an independent engineering light study.
- (7) Within 1,000 feet of another Electronic Billboard on the same side of the freeway, as measured from the centerline of the support post of each Electronic Billboard.
- (8) Within 500 feet of a freeway oriented freestanding sign, as measured from the centerline of the support post of the Electronic Billboard and the freeway oriented freestanding sign.
- (9) In no event shall any billboard be permitted in any location which would result in a violation of any applicable federal, state, or local law.

(I) *Development Standards*

- (1) *V-Shape billboards.* V-Shape billboards shall not be located immediately adjacent to another V-Shape billboard on the same side of the freeway.
- (2) *Maximum Height.* Heights of Electronic Billboards shall be established relative to topography and setting so as to provide the best balance between the sign's purpose of effectively communicating a visual message, the setting including topography and surrounding architecture, and freeway traffic safety. However, in no case shall an Electronic Billboard exceed a maximum height of fifty feet as measured from the center line of the nearest travel lane of Interstate 605 to the top edge of the Electronic Billboard face. This excludes architectural elements, which may extend up to six feet above the 50-foot height limit.
- (3) *Minimum setback.* The minimum setback distance of the Electronic Billboard column support post shall be at least 25 feet from any property line and at least 25 feet from any building. Upon a showing of good cause, the minimum setbacks may be reduced as a part of the development plan approval review, if the Planning Commission finds that the Electronic Billboard as proposed will not be placed and/or designed in such a manner as to create a traffic hazard. Examples of such sign placement and/or design include, but are not limited to, signs which interfere with traffic sight distances, traffic flow

or the visual access to a traffic sign; and signs with color, configuration, text or location which cause them to be mistaken for, or otherwise imitate, a traffic sign or signal.

- (4) *Driveways.* Electronic Billboards projecting over a driveway or driving aisle shall have a minimum clearance of 16 feet between the lowest point of the face, including architectural elements, and the driveway grade.
- (5) *Pedestrian walkway.* Electronic Billboards projecting over a pedestrian walkway shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and the walkway grade.
- (6) *Minimum Ground Clearance.* Electronic Billboards shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and ground level so as not to provide an attractive nuisance for graffiti and vandalism.
- (7) *Face orientation.* Electronic Billboards shall be designed to be viewed primarily by persons traveling on the main-traveled way of the freeway. No Electronic Billboard shall have more than one face (display surface) oriented in the same vertical plane.
- (8) The Electronic Billboard shall be constructed to withstand a minimum wind pressure of 20 pounds per square foot of exposed surface.
- (9) Each Electronic Billboard shall comply with all applicable federal, state, and local laws and regulations, including but not limited to, the Highway Beautification Act of 1965 (23 U.S.C. § 131 *et seq.*), the California Outdoor Advertising Act (Cal. Bus. and Prof. Code § 5200 *et seq.*), and the California Vehicle Code, as they currently exist or may hereafter be amended.

(J) *Standards of Design*

- (1) All new Electronic Billboards shall be designed to have a single cylindrical column support post.
- (2) The single cylindrical column support post of all Electronic Billboards shall be provided with an architectural façade.
- (3) *Maximum number of faces.* No Electronic Billboard shall have more than two faces. A face shall be considered the display surface upon which an advertising message is displayed.
 - a. The faces of two-sided Electronic Billboards shall be identical in size.
 - b. The top, bottom, and sides of the faces shall be in alignment, and no portion of either face shall project beyond the corresponding portion of the other face. Architectural elements shall also be aligned on both sides of the Electronic Billboard.
- (4) *Maximum Face Size:* Each face of the sign shall be no larger than fourteen feet by forty-eight feet in dimension (total six hundred seventy-two square feet), plus framing.

- (5) *Screening.* All exposed portions of Electronic Billboards, including backs, sides, under areas, support members and support posts, shall be screened to the satisfaction of the Director of Planning or designee.
- (6) The angle between the faces of a V-Shape Electronic Billboard shall be no greater than 30 degrees.
- (7) The utilities of each Electronic Billboard shall be underground.

(K) *Strict Application of Design and Numerical Standards Not Required.* In general, no Electronic Billboard should exceed the number, size, height, or location limitations set forth in this section. However, as rigid numerical or other design standards may preclude exceptional design that might better achieve the purpose and objectives of this section, exceptions to the stated numerical or design standards, including size, shape, and location, may be approved by the Planning Commission when appropriate, provided any resulting determinations or approvals shall be supported by clear and descriptive findings that are consistent with and which achieve one or more of the purposes and the objectives of this chapter. No design exceptions may be approved for prohibited signs. For any approval of an Electronic Billboard which does not strictly conform to the stated numerical and design standards set forth in this section or the applicable development plan approval, the Planning Commission must first make the following findings in writing:

- (1) The proposed Electronic Billboard achieves the purposes and objectives of this section and the City sign ordinance; and
- (2) The proposed Electronic Billboard exemplifies innovation and creativity and is appropriate and consistent with the architecture and context of the building and the neighborhood where the sign will be located; and
- (3) The proposed Electronic Billboard is consistent with all applicable sign guidelines or has been determined by Planning Commission to better achieve the purpose and objectives of this sign ordinance than the strict application of said sign guidelines and standards.

(L) *Operational restrictions.*

- (1) No Electronic Billboard shall display flashing, shimmering, glittering, intermittent or moving light or lights. Exceptions to this restriction include time, temperature, and smog index units, provided the frequency of change does not exceed four-second intervals.
- (2) *Minimum Display Time.* Each message on the sign must be displayed for a minimum of four seconds or the minimum time allowed under the State of California Outdoor Advertising Act and Caltrans implementing regulations, whichever is the shorter period of time.
- (3) *Maximum Display Time.* Electronic Billboard messages shall be displayed for no longer than two minutes at a time.

- (4) Each Electronic Billboard shall be tied into the National Emergency Network and provide emergency information, including child abduction alerts (i.e., "Amber Alerts").
- (5) Each Electronic Billboard shall be designed to either freeze the display in one static position, display a full black screen, or turn off in the event of a malfunction.
- (6) No Electronic Billboard shall utilize technology that would allow interaction with drivers, vehicles or any device located in vehicles, including, but not limited to, a radio frequency identification device, geographic positions system, or other device.
- (7) No Electronic Billboard shall emit audible sound, odor, or particulate matter.
- (8) No Electronic Billboard shall simulate or imitate any directional, warning, danger or information sign, or any display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning to traffic, by, for example, the use of the words "stop" or "slow down."
- (9) No Electronic Billboard shall involve any red or blinking or intermittent light likely to be mistaken for warning or danger signals, nor shall its illumination impair the vision of travelers on the adjacent freeway and/or roadways. Illuminations shall be considered vision impairing when its brilliance exceeds the values set forth in Cal. Vehicle Code § 21466.5.
- (10) Each Electronic Billboard shall be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions.
- (11) Electronic Billboards shall not operate at brightness levels of more than 0.3-foot candles above ambient light, as measured using a foot candle meter at a distance of two hundred fifty feet for a sign with a nominal face size of fourteen feet by forty-eight feet.
- (12) No Electronic Billboard shall be maintained in the city unless the name of the person or company owning or maintaining it and the identifying number of the Electronic Billboard are plainly displayed thereon.

(M)*Outdoor Advertising Permit.* Outdoor advertising displays require a permit from Caltrans if they are located within 660 feet from the edge of the right-of-way and viewed primarily by persons traveling on a freeway.

(N)*Additional Requirements.* Prior to issuance of a building permit for any Electronic Billboard project subject to the requirements of this chapter, the applicant shall provide the following:

- (1) The telephone number of a maintenance service, to be available 24 hours a day, to be contacted in the event that an Electronic Billboard becomes dilapidated or damaged.

- (2) Proof of lease demonstrating a right to install the Electronic Billboard on the subject property.
- (3) A list of locations of all Electronic Billboards in the city owned or managed by the entity that will own or manage the subject Electronic Billboard.

(O) *Future Technologies*. The technology currently being deployed for Electronic Billboards is LED (light emitting diode), but there may be alternate, preferred, or superior technology available in the future. Owners of Electronic Billboards are authorized to change the Electronic Billboards to any other technology that operates under the maximum brightness standards in subsection L of this section. The city shall expedite any required approvals for technology that is superior in energy efficiency over previous generations or types.

(P) After receiving approval to install an Electronic Billboard, owners of Electronic Billboards may replace the digital faces to their Electronic Billboard, however, the following shall apply:

- (1) All required permits are obtained.
- (2) All screening and architectural elements are maintained.
- (3) The number of physical sign faces shall not be increased.
- (4) The overall size of the sign faces shall not be increased by more than five percent (5%) over the originally-approved design.

Section 14. Section 155.524 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising in subsections (A) and (B) so that said subsections read as follows:

§ 155.524 SIGNS NEAR FREEWAYS PROHIBITED; EXCEPTIONS.

(A) No signs or advertising structures shall be permitted in any zone within 500 feet of either side of the right-of-way of any freeway except as provided in this subchapter.

(B) The following types of signs and advertising structures shall be permitted along a freeway; provided that all other provisions of this division are met:

[....]

Section 15. Section 155.529 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising in subsection (A) so that said subsection reads as follows:

§ 155.529 DANGEROUS SIGNS PROHIBITED.

(A) No sign or advertising structure shall be permitted which in any way endangers the health or public safety by causing distraction to operators of motor vehicles on streets and highways, or creates a traffic hazard by obstructing vision, or is detrimental or harmful to the use of surrounding properties.

Section 16. Section 155.531 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising so that said section reads as follows:

§ 155.531 SETBACK OF SIGNS.

Signs and advertising structures, unless otherwise specified in this chapter, shall not be located in any required front yard nor in any required side yard adjoining a street on a corner lot.

Section 17. Section 155.533 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising in subsection (A) so that said subsection reads as follows:

§ 155.533 MAINTENANCE.

(A) All signs and advertising structures and the ground and/or landscaped area thereunder, shall be kept in good repair and maintained in a neat and orderly manner.

Section 18. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 19. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.

PASSED and ADOPTED this ____ day of _____, 2021,
by the following roll call vote:

AYES:

NOES:

ABSENT:

John M. Mora, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

Attachment 3: Resolution No. 192

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 192-2021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPT AN ORDINANCE TO AMEND SECTIONS 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, AND 155.533 OF CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO BILLBOARDS.

WHEREAS, the City of Santa Fe Springs initiated an amendment to the City's Zoning Regulations to allow for billboards along de-landscaped portions of Interstate 605; and

WHEREAS, the City of Santa Fe Springs has reviewed and considered the proposed amendments to the text of the City's Zoning Regulations with the intention of amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to billboards; and

WHEREAS, after study and deliberations by the Department of Planning and Development, the City, with the assistance from the City Attorney, has prepared for adoption these amendments to the text of the City's Zoning Ordinance; and

WHEREAS, the proposed Zoning Text Amendment is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the proposed project meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15061(b)(3) – Activities Covered by General Rule; and

WHEREAS, on July 1, 2021, the City of Santa Fe Springs Department of Planning and Development published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing. On June 30, 2021, said notice was also 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 de-landscaped portions of Interstate 605, and also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the City's Library; and

WHEREAS, on July 12, 2021, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing regarding the amendments to the text of the City's Zoning Regulations; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, public testimony, written comments, and other materials presented at the public hearing on July 12, 2021.

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. GENERAL PLAN CONSISTENCY

The proposed Zoning Text Amendment is consistent with the following goals of the Santa Fe Springs General Plan:

LU Goal 2: Maintain a reasonable balance between the costs of providing municipal services, and the benefits derived from developing land. Emphasize development projects which are fiscally positive or neutral to the city.

LU Goal 4: Where incompatible land uses are in proximity to one another, provide for buffering, transitional uses or other controls which will reduce the conflict to the maximum extent possible.

The intent of the Zoning Text Amendment is to allow for billboard development in the de-landscaped freeway areas along Interstate 605. Billboard developments are fiscally positive for the City and revenue received through billboard Operating Agreements will help to fund municipal services. Numerous design and operational restrictions have been included in the Zoning Text Amendment to minimize the possible impacts billboards may have on surrounding uses.

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15061(b)(3) (Activities Covered by General Rule) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the proposed Zoning Text Amendment does not approve any development project. Rather, it clarifies the requirements related to the establishment of billboards. Future development of any billboard would be subject to CEQA at that time, as those actions would be classified as a project under CEQA. Therefore, the proposed zoning text amendment is not subject to CEQA under General Rule, Section 15061(b)(3) of Title 14 of the California Code of Regulations and no further environmental review is necessary.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 192-2021 to determine that the Zoning Text Amendment is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3), and to recommend that the City Council adopt Ordinance No. 1118 to effectuate the proposed amendments to the text of the City's Zoning Ordinance.

ADOPTED and APPROVED this 12th day of July, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:


Teresa Cavallo, Planning Secretary


Ken Arnold, Chairperson

Attachment 4: Ordinance No. 1118

ORDINANCE NO. 1118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, AMENDING SECTIONS 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.518, 155.519, 155.524, 155.529, 155.531, AND 155.533 OF TITLE 15 (LAND USE), CHAPTER 155 (ZONING) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO BILLBOARDS

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

Section 1. Section 155.003 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to delete the existing definitions for “Advertising, Outdoor” and “Billboard” and to add thereto new definitions for Electronic Billboard and Static Billboard so that said definitions read as follows, with all other definitions in said section to remain unchanged:

§ 155.003 DEFINITIONS.

~~ADVERTISING, OUTDOOR.~~ [Delete]

~~BILLBOARD.~~ [Delete]

ELECTRONIC BILLBOARD. An off-site sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. An Electronic Billboard may be internally or externally illuminated. Electronic Billboards shall contain static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing, scintillating lighting or the varying of light intensity. An Electronic Billboard consists of a digital display area and a sign structure.

STATIC BILLBOARD. A billboard that does not utilize digital message technology and instead uses “static” print/or pictures, for the advertisement of a business, commodity, service, thing, message, or entertainment conducted, sold, or offered elsewhere than upon the lot on which that sign is located.

Section 2. Section 155.051 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove subsection (E) so that said subsection reads as follows:

§ 155.051 SIGNS.
(E) Reserved.

Section 3. Section 155.078 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove subsection (D) so that said subsection reads as follows:

§ 155.078 SIGNS.
(D) Reserved.

Section 4. Section 155.109 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove subsection (E) so that said subsection reads as follows:

§ 155.109 SIGNS.
(E) Reserved.

Section 5. Section 155.153 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove subsection (J) so that said subsection reads as follows:

§ 155.153 CONDITIONAL USES.
The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:
(J) Reserved.

Section 6. Section 155.211 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove subsection (I) so that said subsection reads as follows:

§ 155.211 PRINCIPAL PERMITTED USES.
The following are the principal permitted uses in the M-1 Zone:
(I) Reserved.

Section 7. Section 155.229 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to rename the section and remove subsection (A) so that said section and subsection read as follows:

§ 155.229 SIGNS.
(A) Reserved.

Section 8. Section 155.259 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to rename the section, remove subsection (A), and amend subsection (B)(4) so that said section and subsections read as follows:

§ 155.259 SIGNS.
(A) Reserved.

(B) No signs shall be permitted in the M-2 Zone except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply:

- (1) The total sign area allowed shall be limited to an area determined by the lineal feet of building frontage or to a percentage of the total area of the street facing building elevation, in accordance with the following: three square feet of sign area for each lineal foot of building frontage, or 10% of the street facing building elevation area, whichever is greater. For uses where there is no building, the maximum sign area shall be 40 square feet.
- (2) Signs which contain subject matter other than that referring to the name of the establishment or its services, or to products produced or sold on the premises upon which the sign is located, shall be permitted only when in compliance with the provisions of §§ 155.515 through 155.536.
- (3) Signs on buildings shall be limited to wall signs and fascia signs. Wall signs shall not extend above the roof line of a building or above a parapet wall around the roof nor project more than one foot from the building wall.
- (4) On lots adjoining major highways, signs shall be limited to monument signs, building wall signs and fascia signs except that freestanding center signs shall be permitted in accordance with § 155.525 of this chapter and except that freestanding signs other than those specifically permitted by this section shall be permitted if authorized by a valid conditional use permit. The Planning Commission shall establish criteria and conditions for the approval of conditional use permits for freestanding signs.

Section 9. Section 155.398 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to replace outdoor advertising in subsections (D) and (E) with static billboard so that said subsections read as follows:

§ 155.398 REQUIRED TERMINATION OF NONCONFORMING STRUCTURES AND USES.

Every nonconforming structure or use shall be completely removed or altered to conform to the regulations of this chapter within the following specified periods of time:

- (D) Static billboard structures, five years.
- (E) Static billboard structures within 500 feet of freeway, 90 days after the freeway becomes a landscaped freeway as defined in this chapter.

Section 10. Section 155.515 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising so that said section reads as follows:

§ 155.515 PURPOSE.

The general purpose of the regulations regarding signs and advertising structures set forth in this chapter shall be to minimize hazards and obstructions to traffic and thereby promote traffic safety; to protect persons and property

values from damage due to indiscriminate and harmful use of signs and advertising structures; and to preserve a pleasing and attractive appearance in all areas of the city and thereby foster orderly development of a high standard.

Section 11. Section 155.516 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising so that said section reads as follows:

§ 155.516 COMPLIANCE WITH ZONE REQUIREMENTS.

No signs or advertising structures of any kind shall be erected or located except those permitted in the various zones and in compliance with the provisions of the following sections.

Section 12. Section 155.518 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising and sign permit number tags in subsection (A), and to remove reference to outdoor advertising in subsections (B) and (B)(1) so that said section and subsections read as follows:

§ 155.518 SIGN PERMITS REQUIRED; EXCEPTIONS.

(A) To ensure compliance with the regulations contained in this chapter, a sign permit shall be required in order to erect, repair, alter, relocate or maintain any sign or advertising structure except as provided in this subchapter. Application for said permit shall be on a form provided by the city and shall be accompanied by a filing fee as set by City Council resolution.

(B) The following signs and advertising structures shall be exempt from the required permit set forth in this subchapter:

- (1) Signs and advertising structures regulated by the Building Code and for which a valid building permit has been issued.
- (2) Temporary architects or builder's signs.
- (3) Signs pertaining to the sale, lease or rental of any structure or site when the sign is located on said site.
- (4) Direction signs in connection with off-street parking and loading facilities.
- (5) Signs of less than four square feet in area.

Section 13. Section 155.519 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby deleted in its entirety and replaced with the following:

§ 155.519 INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM.

(A) *Purpose.* Electronic Billboards are recognized as a legitimate form of commercial use in the city. However, the size, number, location, and illumination of Electronic Billboards can have significant influence on the city's visual environment, and can, without adequate control, create or contribute to blighted conditions. The purpose of this section is to provide reasonable Electronic Billboard controls along the Interstate 605 Corridor through the city,

recognizing that community appearance is an important factor in ensuring the general community welfare.

- (B) *Location of Interstate 605 Corridor.* The Interstate 605 Corridor consists of properties that are immediately adjacent to Interstate 605.
- (C) *Sign Permit Required.* To ensure compliance with the regulations contained in this section, a sign permit shall be required in order to erect, repair, alter, relocate, or maintain any Electronic Billboard. Application for said permit shall be on a form provided by the city and shall be accompanied by a filing fee as set by City Council resolution.
- (D) *Conflicts with other Provisions of the Zoning Ordinance.* Electronic Billboards allowed under the provisions of this section shall be in addition to all other signs allowed by the zoning ordinance. The locations and heights of allowed Electronic Billboards shall be governed by this section. If there is a conflict between the provisions of this section and other sections of the zoning ordinance, the provisions of this section shall control.
- (E) *Permitted Use in the M-2 Zone.* Subject to the limitations of this section, and notwithstanding the provisions of any other section of the zoning ordinance, Electronic Billboards shall be a permitted use in the M-2 zone.
- (F) *Operating Agreement Required.* Electronic Billboards shall only be permitted when the city has entered into an operating agreement with an Electronic Billboard owner to allow for an Electronic Billboard under certain circumstances; including (i) compensation to the city; (ii) the provision of access to the city to a portion of the total available display time to allow the city to present messages of community interest and information, and public safety; (iii) the provision of access to the appropriate agencies for the purpose of displaying "Amber Alert" messages and emergency-disaster communications; and (iv) to establish quality and maintenance standards.
- (G) *Sign Design Requires Development Plan Approval.* Electronic Billboards shall be subject to development plan approval review and approval consistent with sections 155.735 through 155.747 of this chapter.
- (H) *Locations Prohibited.*
- (1) Within a classified "Landscaped Freeway" pursuant to the state regulations relating to the California Outdoor Advertising Act (4 California Code of Regulations § 2500 *et seq.*), as they currently exist or may hereafter be amended.
 - (2) More than 200 feet from the centerline of Interstate 605.
 - (3) On or encroaching over the public right-of-way. No portion of an Electronic Billboard shall project over the width of any street, highway, sidewalk, or other public right-of-way.

- (4) On the roof of a building or projecting over the roof of a building, whether the building is in use or not.
- (5) On the wall of a building or otherwise attached to, or integrated to, or suspended from a building.
- (6) Within two hundred feet of residential uses as measured from the centerline of the support post to the exterior wall of the nearest habitable residential structure, as such use exists on the date the Electronic Billboard development plan approval application is approved by the city. This minimum distance may be reduced to one hundred eighty (180') feet if the Electronic Billboard utilizes the most effective light reducing technology available in the industry, proven to reduce light impacts below standard LED displays and documented by an independent engineering light study.
- (7) Within 1,000 feet of another Electronic Billboard on the same side of the freeway, as measured from the centerline of the support post of each Electronic Billboard.
- (8) Within 500 feet of a freeway oriented freestanding sign, as measured from the centerline of the support post of the Electronic Billboard and the freeway oriented freestanding sign.
- (9) In no event shall any billboard be permitted in any location which would result in a violation of any applicable federal, state, or local law.

(I) *Development Standards*

- (1) *V-Shape billboards.* V-Shape billboards shall not be located immediately adjacent to another V-Shape billboard on the same side of the freeway.
- (2) *Maximum Height.* Heights of Electronic Billboards shall be established relative to topography and setting so as to provide the best balance between the sign's purpose of effectively communicating a visual message, the setting including topography and surrounding architecture, and freeway traffic safety. However, in no case shall an Electronic Billboard exceed a maximum height of fifty feet as measured from the center line of the nearest travel lane of Interstate 605 to the top edge of the Electronic Billboard face. This excludes architectural elements, which may extend up to six feet above the 50-foot height limit.
- (3) *Minimum setback.* The minimum setback distance of the Electronic Billboard column support post shall be at least 25 feet from any property line and at least 25 feet from any building. Upon a showing of good cause, the minimum setbacks may be reduced as a part of the development plan approval review, if the Planning Commission finds that the Electronic Billboard as proposed will not be placed and/or designed in such a manner as to create a traffic hazard. Examples of such sign placement and/or design include, but are not limited to, signs which interfere with traffic sight distances, traffic flow

or the visual access to a traffic sign; and signs with color, configuration, text or location which cause them to be mistaken for, or otherwise imitate, a traffic sign or signal.

- (4) *Driveways.* Electronic Billboards projecting over a driveway or driving aisle shall have a minimum clearance of 16 feet between the lowest point of the face, including architectural elements, and the driveway grade.
- (5) *Pedestrian walkway.* Electronic Billboards projecting over a pedestrian walkway shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and the walkway grade.
- (6) *Minimum Ground Clearance.* Electronic Billboards shall have a minimum clearance of eight feet between the lowest point of the face, including architectural elements, and ground level so as not to provide an attractive nuisance for graffiti and vandalism.
- (7) *Face orientation.* Electronic Billboards shall be designed to be viewed primarily by persons traveling on the main-traveled way of the freeway. No Electronic Billboard shall have more than one face (display surface) oriented in the same vertical plane.
- (8) The Electronic Billboard shall be constructed to withstand a minimum wind pressure of 20 pounds per square foot of exposed surface.
- (9) Each Electronic Billboard shall comply with all applicable federal, state, and local laws and regulations, including but not limited to, the Highway Beautification Act of 1965 (23 U.S.C. § 131 *et seq.*), the California Outdoor Advertising Act (Cal. Bus. and Prof. Code § 5200 *et seq.*), and the California Vehicle Code, as they currently exist or may hereafter be amended.

(J) *Standards of Design*

- (1) All new Electronic Billboards shall be designed to have a single cylindrical column support post.
- (2) The single cylindrical column support post of all Electronic Billboards shall be provided with an architectural façade.
- (3) *Maximum number of faces.* No Electronic Billboard shall have more than two faces. A face shall be considered the display surface upon which an advertising message is displayed.
 - a. The faces of two-sided Electronic Billboards shall be identical in size.
 - b. The top, bottom, and sides of the faces shall be in alignment, and no portion of either face shall project beyond the corresponding portion of the other face. Architectural elements shall also be aligned on both sides of the Electronic Billboard.
- (4) *Maximum Face Size:* Each face of the sign shall be no larger than fourteen feet by forty-eight feet in dimension (total six hundred seventy-two square feet), plus framing.

- (5) *Screening.* All exposed portions of Electronic Billboards, including backs, sides, under areas, support members and support posts, shall be screened to the satisfaction of the Director of Planning or designee.
- (6) The angle between the faces of a V-Shape Electronic Billboard shall be no greater than 30 degrees.
- (7) The utilities of each Electronic Billboard shall be underground.

(K) *Strict Application of Design and Numerical Standards Not Required.* In general, no Electronic Billboard should exceed the number, size, height, or location limitations set forth in this section. However, as rigid numerical or other design standards may preclude exceptional design that might better achieve the purpose and objectives of this section, exceptions to the stated numerical or design standards, including size, shape, and location, may be approved by the Planning Commission when appropriate, provided any resulting determinations or approvals shall be supported by clear and descriptive findings that are consistent with and which achieve one or more of the purposes and the objectives of this chapter. No design exceptions may be approved for prohibited signs. For any approval of an Electronic Billboard which does not strictly conform to the stated numerical and design standards set forth in this section or the applicable development plan approval, the Planning Commission must first make the following findings in writing:

- (1) The proposed Electronic Billboard achieves the purposes and objectives of this section and the City sign ordinance; and
- (2) The proposed Electronic Billboard exemplifies innovation and creativity and is appropriate and consistent with the architecture and context of the building and the neighborhood where the sign will be located; and
- (3) The proposed Electronic Billboard is consistent with all applicable sign guidelines or has been determined by Planning Commission to better achieve the purpose and objectives of this sign ordinance than the strict application of said sign guidelines and standards.

(L) *Operational restrictions.*

- (1) No Electronic Billboard shall display flashing, shimmering, glittering, intermittent or moving light or lights. Exceptions to this restriction include time, temperature, and smog index units, provided the frequency of change does not exceed four-second intervals.
- (2) *Minimum Display Time.* Each message on the sign must be displayed for a minimum of four seconds or the minimum time allowed under the State of California Outdoor Advertising Act and Caltrans implementing regulations, whichever is the shorter period of time.
- (3) *Maximum Display Time.* Electronic Billboard messages shall be displayed for no longer than two minutes at a time.

- (4) Each Electronic Billboard shall be tied into the National Emergency Network and provide emergency information, including child abduction alerts (i.e., "Amber Alerts").
- (5) Each Electronic Billboard shall be designed to either freeze the display in one static position, display a full black screen, or turn off in the event of a malfunction.
- (6) No Electronic Billboard shall utilize technology that would allow interaction with drivers, vehicles or any device located in vehicles, including, but not limited to, a radio frequency identification device, geographic positions system, or other device.
- (7) No Electronic Billboard shall emit audible sound, odor, or particulate matter.
- (8) No Electronic Billboard shall simulate or imitate any directional, warning, danger or information sign, or any display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning to traffic, by, for example, the use of the words "stop" or "slow down."
- (9) No Electronic Billboard shall involve any red or blinking or intermittent light likely to be mistaken for warning or danger signals, nor shall its illumination impair the vision of travelers on the adjacent freeway and/or roadways. Illuminations shall be considered vision impairing when its brilliance exceeds the values set forth in Cal. Vehicle Code § 21466.5.
- (10) Each Electronic Billboard shall be provided with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions.
- (11) Electronic Billboards shall not operate at brightness levels of more than 0.3-foot candles above ambient light, as measured using a foot candle meter at a distance of two hundred fifty feet for a sign with a nominal face size of fourteen feet by forty-eight feet.
- (12) No Electronic Billboard shall be maintained in the city unless the name of the person or company owning or maintaining it and the identifying number of the Electronic Billboard are plainly displayed thereon.

(M)*Outdoor Advertising Permit.* Outdoor advertising displays require a permit from Caltrans if they are located within 660 feet from the edge of the right-of-way and viewed primarily by persons traveling on a freeway.

(N)*Additional Requirements.* Prior to issuance of a building permit for any Electronic Billboard project subject to the requirements of this chapter, the applicant shall provide the following:

- (1) The telephone number of a maintenance service, to be available 24 hours a day, to be contacted in the event that an Electronic Billboard becomes dilapidated or damaged.

- (2) Proof of lease demonstrating a right to install the Electronic Billboard on the subject property.
- (3) A list of locations of all Electronic Billboards in the city owned or managed by the entity that will own or manage the subject Electronic Billboard.

(O) *Future Technologies.* The technology currently being deployed for Electronic Billboards is LED (light emitting diode), but there may be alternate, preferred, or superior technology available in the future. Owners of Electronic Billboards are authorized to change the Electronic Billboards to any other technology that operates under the maximum brightness standards in subsection L of this section. The city shall expedite any required approvals for technology that is superior in energy efficiency over previous generations or types.

(P) After receiving approval to install an Electronic Billboard, owners of Electronic Billboards may replace the digital faces to their Electronic Billboard, however, the following shall apply:

- (1) All required permits are obtained.
- (2) All screening and architectural elements are maintained.
- (3) The number of physical sign faces shall not be increased.
- (4) The overall size of the sign faces shall not be increased by more than five percent (5%) over the originally-approved design.

Section 14. Section 155.524 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising in subsections (A) and (B) so that said subsections read as follows:

§ 155.524 SIGNS NEAR FREEWAYS PROHIBITED; EXCEPTIONS.

(A) No signs or advertising structures shall be permitted in any zone within 500 feet of either side of the right-of-way of any freeway except as provided in this subchapter.

(B) The following types of signs and advertising structures shall be permitted along a freeway; provided that all other provisions of this division are met:

[....]

Section 15. Section 155.529 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising in subsection (A) so that said subsection reads as follows:

§ 155.529 DANGEROUS SIGNS PROHIBITED.

(A) No sign or advertising structure shall be permitted which in any way endangers the health or public safety by causing distraction to operators of motor vehicles on streets and highways, or creates a traffic hazard by obstructing vision, or is detrimental or harmful to the use of surrounding properties.

Section 16. Section 155.531 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising so that said section reads as follows:

§ 155.531 SETBACK OF SIGNS.

Signs and advertising structures, unless otherwise specified in this chapter, shall not be located in any required front yard nor in any required side yard adjoining a street on a corner lot.

Section 17. Section 155.533 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to remove reference to outdoor advertising in subsection (A) so that said subsection reads as follows:

§ 155.533 MAINTENANCE.

(A) All signs and advertising structures and the ground and/or landscaped area thereunder, shall be kept in good repair and maintained in a neat and orderly manner.

Section 18. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 19. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.

PASSED and ADOPTED this ____ day of _____, 2021,
by the following roll call vote:

AYES:

NOES:

ABSENT:

John M. Mora, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



PUBLIC HEARING

Adoption of Mitigated Negative Declaration

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

Development Plan Approval (DPA 980)

A request for approval to allow the construction of a new ±144,434 sq. ft. concrete tilt-up industrial building and related improvements on property located at 11401 Greenstone Avenue (APN: 8026-018-023) within the M-2, Heavy Manufacturing, Zone. (Greenstone SFS, LLC)

RECOMMENDATIONS

- Consider the information presented in this report, in combination with the July 12, 2021 Planning Commission staff report and minutes, which collectively provides the necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding this appeal matter and, thereafter, close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment that cannot be mitigated; and
- Approve Development Plan Approval Case No. 980, subject to the conditions of approval as contained within Resolution No.190-2021.

BACKGROUND

At the July 12, 2021 Planning Commission meeting, the subject entitlement and related environmental documents were presented by staff for the commissioners' consideration. During staff's presentation, it was made known that the City received a public comment via email on the day of the meeting from Supporters Alliance for Environmental Responsibility (SAFER) (Attachment #6). The comment letter requested that the Planning Commission continue or otherwise postpone the hearing for at least 20 days to allow SAFER additional time to review the proposed Initial Study/Mitigated Negative Declaration. The letter also included a request that the City prepare an Environmental Impact Report (EIR). At the meeting, staff provided the Commissioners with a response statement from the City's environmental consultant, Blodgett and Baylosis Environmental Planning, which had addressed each comment made by SAFER (Attachment #7). With no additional comments from the public, Chairperson Arnold closed the Public Hearing and asked the Commissioners if they had any questions for staff or the applicant. Commissioner Rounds made a general statement about the future tenant having a positive benefit to Santa Fe Springs. Both

the applicant and the property owner came to the podium to voice their appreciation of staff and ensure the Planning Commissioners that the future tenant of the subject building will provide a positive impact to the City. After a brief discussion, the Planning Commission, unanimously voted in favor of the project, thus approving DPA 980 and the environmental document (Initial Study/Mitigated Negative Declaration).

Approximately one (1) week following the Planning Commission meeting of July 12, 2021, the City Clerk received a formal appeal of the Planning Commissions actions. The appeal was received within the 14-day appeal period, as specified in Section 155.865 of the City's Municipal Code.

Based on recommendations by the City Attorney's office, and consistent with how past appeals have been processed, staff has decided to set the appeal as a public hearing before the City Council, pursuant to Section 155.866 (C) of the City's Municipal Code. This will allow staff to address any issues contained within the appeal letter and also allow for further public comment on this matter.

COMMENTS STATED IN APPEAL

Within the appeal statement presented by Supporters Alliance for Environmental Responsibility (SAFER), they request that an Environmental Impact Report (EIR) be prepared for the proposed project because they believe there is a fair argument that the project may have adverse environmental impacts.

Staff Response:

According to Section 21082.2(a) of the CEQA Guidelines, the Lead Agency shall determine whether a project may have a significant effect on the environment based on substantial evidence in light of the whole record. In addition, Section 21082.2(c) of the CEQA Guidelines indicates that:

"Argument, speculation, unsubstantiated opinion, or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment, is not substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts."

The statement made by SAFER fails to include facts, reasonable assumptions predicated upon facts, and/or expert opinion supported by facts. The IS/MND evaluated 20 issue areas and determined that there were no immitigable environmental impacts that would result from the proposed project's construction or operation. Mitigation measures were required for certain issues found to have a potentially significant impact on the environment without mitigations. However, with the mitigation measure(s) imposed, said potential impacts were deemed to be less than significant.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed appeal 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 August 4, 2021. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on July 30, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.



Raymond R. Cruz
City Manager

Attachments:

1. Planning Commission Agenda – July 12, 2021
2. Planning Commission Minutes – July 12, 2021
3. Planning Commission Staff Report with Attachments (DPA 980)
4. Initial Study/Mitigated Negative Declaration with Traffic Study
5. Staff Presentation to the Planning Commission – July 12, 2021
6. Comment Letter Received July 12, 2021
7. Environmental Consultant's Response to Comment Letter
8. Copy of Written Appeal

Attachment 1: Planning Commission Agenda – July 12, 2021



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

July 12, 2021

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Ken Arnold, Chairperson
Gabriel Jimenez, Vice Chairperson
Francis Carbajal, Commissioner
Johnny Hernandez, Commissioner
William K. Rounds, Commissioner

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

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 Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission 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 Planning Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Arnold, Carbajal, Hernandez, Jimenez, and Rounds.

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes of the June 14, 2021 Planning Commission Meeting

6. PUBLIC HEARING (*Continued from June 14, 2021 PC Meeting*)

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 819

A request for a ten-year approval to allow the ongoing operation and maintenance of an existing mono-palm wireless telecommunication facility (46'-10" facility height) and related unmanned equipment room at 9500 1/2 Norwalk Boulevard (APN: 8002-017-014), within the M-2, Heavy Manufacturing, Zone.

(Core Development Services on behalf of AT&T)

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 32

Amendment to Conditional Use Permit (CUP) Case No. 61

Development Plan Approval (DPA) Case No. 983

Amendment to CUP Case No. 61: A request for approval to expand the existing truck terminal use; and

DPA Case No. 983: A request for approval to re-clad the existing approximately 12,500 square foot metal building.

The project site is located at 12133 Greenstone Avenue (APN: 8026-020-017) within the M-2, Heavy Manufacturing, Zone. (Rexford Industrial – 12133 Greenstone, LLC)

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 980

A request for approval to allow the construction of a new ±144,434 sq. ft. concrete tilt-up industrial building and related improvements on property located at 11401 Greenstone Avenue (APN: 8026-018-023) within the M-2, Heavy Manufacturing, Zone. (Greenstone SFS, LLC)

9. PUBLIC HEARING**Zoning Text Amendment – Billboards Along Interstate 605**

Ordinance No. 1118: An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.398, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code relating to Billboards. (City of Santa Fe Springs)

10. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

11. ADJOURNMENT

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 Planning Department. 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.

I, Teresa Cavallo, hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; city's website at www.santafesprings.com; City Hall (Entrance Window), 11710 Telegraph Road; the Town Center Plaza (Kiosk), 11740 Telegraph Road, and City Library, 11700 Telegraph Road (Bulletin Board), not less than 72 hours prior to the meeting.



Teresa Cavallo
Planning Secretary

July 8, 2021

Date

Attachment 2: Planning Commission Minutes – July 12, 2021



APPROVED: August 9, 2021

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

July 12, 2021

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:05 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Arnold led everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Arnold
Vice Chairperson Jimenez
Commissioner Carbajal
Commissioner Hernandez
Commissioner Rounds

Staff:

Kathya M. Firlik, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Laurel Reimer, Planning Consultant
Michael Delgadillo, Planning Intern
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. ORAL COMMUNICATIONS

None.

5. MINUTES

Approval of the minutes of the June 14, 2021 Planning Commission Meeting

It was moved by Vice Chair Jimenez, seconded by Commissioner Hernandez to approve the minutes as submitted, with the following vote:

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: None

PUBLIC HEARING

6. **PUBLIC HEARING (Continued from June 14, 2021 PC Meeting)**

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 819

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 819 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 819, subject to the conditions of approval as contained within Resolution No. 189-2021 and
- Adopt Resolution No. 189-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Senior Planner Cuong Nguyen to present Item No. 6. Present in the audience was applicant's representative Alexander Lew.

Chair Arnold called upon the Planning Commissioners for questions or comments.

Commissioner Rounds inquired about the number of monopalms located within the City. Senior Planner Cuong Nguyen replied that there are approximately 15-20 monopalms located within the City.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:17 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 6

Applicant's Representative Alexander Lew thanked Senior Planner Cuong Nguyen for a great and thorough presentation. Mr. Lew indicated that the monopalms has been operating for 20 years and has fallen in disrepair and as part of the scope of work the monopalms is being upgraded.

Commissioner Hernandez inquired as to the frequency of maintenance. Mr. Lew responded that monthly inspections are the rule of thumb; however, sites go missed and it falls on the City's Code Enforcement to send notice to get the site repaired.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 6:22 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Hernandez, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 819, and the recommendations regarding this entitlements, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: None

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 32

Amendment to Conditional Use Permit (CUP) Case No. 61

Development Plan Approval (DPA) Case No. 983

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Conditional Use Permit Case No. 61 and Development Plan Approval Case No. 983 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set for in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find and determine that pursuant to Section 15332, Class 32 (In-fill Development Project) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Amendment to Conditional Use Permit Case No. 61 and Development Plan Approval Case No. 983, subject to the conditions of approval as contained within Resolution No. 191-2021; and
- Adopt Resolution No. 191-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Senior Planner Cuong Nguyen to present Item No. 7. Present in the audience was applicant's representative Steve Masura, Director of Entitlements, and RJ Rieves, Sr. Project Manager.

Senior Planner Cuong Nguyen notified the Planning Commissioners that the City of Santa Fe Springs received comments from the City of Norwalk that stated no comments.

Chair Arnold called upon the Planning Commissioners for questions or comments.

Commissioner Hernandez requested clarification if the site was a former landfill. Senior Planner Cuong Nguyen confirmed that the site was a former landfill.

Vice Chair Jimenez requested clarification as to the CEQA Exemption. Senior Planner Cuong Nguyen clarified that Class 32 was the correct CEQA Exemption.

Commissioner Rounds commented that the improvements proposed will improve the site.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:45 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 7

Applicant's Representative Steve Masura, Director of Entitlements notified the Planning Commissioners that Rexford Industries recycles landfills and develops the sites with the intent to bring Top "A" tenants. Applicant's Representative RJ Rieves, Sr. Project Manager thanked Senior Planner Cuong Nguyen and the Planning Commissioners and commented that he looks forward to developing this site and working with the City.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 6:50 p.m. and requested a motion and second for Item No. 7.

It was moved by Commission Rounds, seconded by Commissioner Hernandez to approve Amendment to Conditional Use Permit (CUP) Case No. 61 and Development Plan Approval (DPA) Case No. 983, and the recommendations regarding these entitlements, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: None

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 980

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 980 and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the

- City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve Development Plan Approval Case No. 980, subject to the conditions of approval as contained within Resolution No. 190-2021; and
- Adopt Resolution No. 190-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Associate Planner Vince Velasco to present Item No. 8. Present in the audience were Bobby Nasir, Property Owner and Applicant's Representative Ignacio Crispo.

Chair Arnold called upon the Planning Commissioners for questions or comments.

Commissioner Rounds commented to the applicant to consider a tenant that can generate tax revenue for the City.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 7:08 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 8

Applicant's Representative Ignacio Crispo commented that the applicant will strive to secure a tax generated tenant. Mr. Crispo thanked Director of Planning Wayne Morrell, Senior Planner Cuong Nguyen, but especially Associate Planner Vince Velasco for doing a great job on this project.

Property Owner Bobby Nasir gave kudos to Commissioner Rounds and the Planning Commissioners for expressing a request to secure a tax generating tenant. The request makes a difference and helps the process all the way around.

There being no one in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 7:11 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Carbajal, seconded by Vice Chair Jimenez to approve Development Plan Approval (DPA) Case No. 980, and the recommendations regarding this entitlements, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: None

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

9. PUBLIC HEARING

Zoning Text Amendment – Billboards Along Interstate 605

Ordinance No. 1118: An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.398, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code relating to Billboards. (City of Santa Fe Springs)

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Billboards Along Interstate 605 and thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Zoning Ordinance are consistent with the City's General Plan; and
- Find and determine that pursuant to Section 15061(b)(3) (Activities Covered by General Rule) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Adopt Resolution No. 192-2020, which incorporates the Commission's findings and action regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1118, to effectuate the proposed amendments to the text of the City's Zoning Ordinance.

Chair Arnold called upon Planning Consultant Laurel Reimer to present Item No. 9.

Planning Consultant Laurel Reimer notified the Planning Commissioners that the City of Santa Fe Springs received comments from the City of Norwalk that stated no comments.

Chair Arnold called upon the Planning Commissioners for questions or comments.

Commissioner Hernandez requested clarification on the number of sites that this ordinance will affect. Planning Consultant Laurel Reimer replied that due to distancing requirements only three (3) sites will be affected by the ordinance.

Chair Arnold inquired if the City has taken into consideration the 605 freeway expansion. Planning Consultant Laurel Reimer notified the Planning Commissioners that Caltrans has notified the City that they do not have the funding to expand the 605 freeway. Ms. Reimer also commented that developers would rather build now to generate revenue and deal with the expansion at a later time.

Chair Arnold also inquired if the area with the Edison right away was considered for declassification. Planning Consultant Laurel Reimer responded that she was unfamiliar with Caltrans' declassification process but she knows that Caltrans was ok with declassifying the areas located within the City because of their location near the underpass which have no landscaping. Should Caltrans declassify the Edison/Park area then staff will have to return to amend the City code to allow for billboards to be located within the A-1 zone.

Commissioner Rounds commented that in a meeting with Caltrans regarding the 605 freeway expansion, Caltrans commented that it would be 20+ years before the 605 freeway expansion begins.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 7:35 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 9.

Dollar Self Storage owner Jack Thomson thanked staff for their work and commented that this will benefit everyone driving along the 605 freeway.

Director of Planning Wayne Morrell thanked Planning Consultant Laurel Reimer and Senior Planner Cuong Nguyen for working on this project. Having them working on this project has made a difference.

There being no one in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 7:37 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Hernandez, seconded by Commissioner Rounds to recommend that the City Council approve and adopt Ordinance No. 1118, to effectuate the proposed amendments to the text of the City's Zoning Ordinance, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: None

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

10. ANNOUNCEMENTS

Commissioners:

Commissioner Rounds announced that he is glad to see everyone in the Chambers again and thanked Planning Staff for doing such a good job. Commissioner Rounds also indicated he can't wait for the parking lot improvements to be completed.

Commissioner Jimenez welcomed everyone back.

Commissioner Carbajal commented that under Director of Planning Wayne Morrell his staff is top notch.

Both Commissioners Hernandez and Chair Arnold expressed the same sentiments.

Staff:
None.

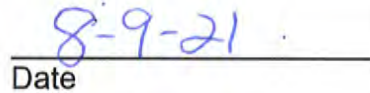
11. ADJOURNMENT

Chair Arnold adjourned the meeting at 7:45 p.m. to the next regular Planning Commission meeting scheduled for August 9, 2021 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Acting Chair


Date

Attachment 3: Planning Commission Staff Report with Attachments (DPA 980)



City of Santa Fe Springs

Planning Commission Meeting

July 12, 2021

PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 980

A request for approval to allow the construction of a new ±144,434 sq. ft. concrete tilt-up industrial building and related improvements on property located at 11401 Greenstone Avenue (APN: 8026-018-023) within the M-2, Heavy Manufacturing, Zone. (Greenstone SFS, LLC)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 980 and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve Development Plan Approval Case No. 980, subject to the conditions of approval as contained within Resolution No. 190-2021; and
- Adopt Resolution No. 190-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | | |
|----|-----------------|---|
| A. | Applicant: | Greenstone SFS, LLC
7901 Crossway Drive
Pico Rivera, CA 90660 |
| B. | Property Owner: | Babak Nassirzadeh
1820 San Vicente Boulevard
Santa Monica, CA 90402 |
| C. | Existing Zone: | M-2 (Heavy Manufacturing) |

- D. General Plan: Industrial
- E. CEQA Status: Mitigated Negative Declaration
- F. Staff Contact: Vince Velasco, Associate Planner
vincevelasco@santafesprings.org

LOCATION / BACKGROUND

The subject property, located at 11401 Greenstone Avenue, is comprised of a single parcel (APN: 8026-018-023) measuring 289,238 sq. ft. (6.64 acres), and located on the west side of Greenstone Avenue. The property is zoned M-2 (Heavy Manufacturing) and is currently occupied by a truck trailer storage facility (JB Hunt Transport Services, Inc.). Industrial uses are located on all four sides. It should also be noted that the property is located within the City's Methane Zone as there is a single oil well on the property to the north and the former Kalico Landfill No.1 just over 1,000 feet to the south.

A majority of the property is unpaved and is currently developed with a modular office/maintenance building at the northeast corner. These improvements will be demolished when the construction activities begin.

The applicant, Greenstone SFS, LLC, is proposing to construct a new ±144,434 sq. ft. concrete tilt-up industrial building on the subject property. In accordance with the City's Zoning Ordinance, a Development Plan Approval is required for the construction of a new building.

DEVELOPMENT PLAN APPROVAL CASE NO. 980

Site Plan

As previously mentioned, the applicant is proposing to construct a new ±144,434 sq. ft. concrete tilt-up industrial building at 11401 Greenstone Avenue (APN: 8026-018-023). The proposed industrial building will be setback a minimum 89'-1" from the front property line along Greenstone Avenue. The proposed development will provide two (2) driveways along Greenstone Avenue for ingress and egress, both 40' in width. Parking and landscaping for the subject property is distributed throughout the property.

Floor Plan

The floor plan indicates that the proposed industrial building will measure ±144,434 sq. ft., with 2,481 sq. ft. designated as first floor office area, 2,940 sq. ft. as office mezzanine, 4,018 sq. ft. as storage mezzanine, and the remaining 134,995 sq. ft. designated for warehouse/manufacturing use. It should be noted that the speculative building is designed with the potential for multiple tenants. However, tenant improvements will be submitted through the plan check process to determine the specific leasing area for each tenant should the building be occupied by multiple

tenants.

Elevations

The elevations indicate that the proposed industrial building will have a contemporary design. Since the building has been designed for multiple tenants, the applicant is proposing two main office entries at the northeast and northwest corners of the building. The entry to both office areas (north and east elevations) are provided with extensive glazing, color variation, pop-outs, height variation, and a mixture of materials used. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building. The most unique feature of the proposed project is the longboard cladding, used in modern architectural designs. The horizontal siding will help contrast the concrete walls and separate itself from other industrial projects.

Landscape Requirement

For maximum value, a majority of the landscaping will be provided along the setback areas that adjoins the street (Greenstone Avenue). Additionally, as required by the Code, the applicant will landscape at least 6% of the parking area. The minimum landscape requirement for the project, based on the overall street frontage of 337' and 62,000 sq. ft. of parking area is 12,145 sq. ft. According to the conceptual landscape plan, the applicant will be providing an overall total of 17,425 sq. ft. of landscaping throughout the site. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Ordinance.

Parking Requirements

A total of 205 parking stalls will be provided for the new building: 139 standard stalls, 32 parallel stalls, 16 clean air, 10 electric vehicle, and 8 accessible stalls. Due to the multi-tenant design of the building, the project is required to provide a total of 205 parking stalls. It should be noted that if the building is only occupied by a single tenant, the proposed development will then exceed the number of required parking stalls.

- Single Tenant Calculation – 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = 40 stalls, 1 stall per 750 sq. ft. for the next 80,000 sq. ft. = 107 stalls, and 1 stall per 1,000 sq. ft. for the remaining 44,434 sq. ft. = 45 stalls.
- Multiple Tenant Calculation - 1 stall per 500 sq. ft. for the first 40,000 sq. ft. = 80 stalls, 1 stall per 750 sq. ft. for the next 60,000 sq. ft. = 80 stalls, and 1 stall per 1,000 sq. ft. for the remaining 44,434 sq. ft. = 45 stalls.

Pursuant to Section 155.487 (F) of the City's Zoning Ordinance, because the proposed industrial/warehouse building is 100,000 sq. ft. or more, the development

is also required to provide one (1) truck parking stall (12' x 53') for every four (4) dock high doors. With 16 dock high doors proposed, the project is required to provide a total of 4 truck parking stalls. The plans indicate that a total of four (4) truck parking stalls will be provided within the loading area. The proposed project, therefore, meets the minimum parking requirements set forth by the City's Zoning Ordinance.

Loading/ Roll Up Doors

According to the plans, the proposed building will have a total of 18 loading doors, including two (2) grade level doors and 16 dock high doors, along the north elevation. All loading doors are strategically placed so that they will not be directly visible from Greenstone Avenue. Additionally, the applicant will provide a 14' high concrete screen wall to provide additional screening for on-site truck loading activities.

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

Trash Enclosures

According to the site plan, two trash enclosures (461 sq. ft. each) will be located along the north elevation of the building. Each enclosure will be placed on opposite sides of the loading area to accommodate the potential for multiple tenants. The proposed trash enclosures are also strategically placed behind the proposed 14' high concrete screen wall and will not be visible or accessible to the public.

STREETS AND HIGHWAYS

The subject site is located on the west side of Greenstone Avenue. Greenstone Avenue is designated as a local industrial street, within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

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

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Medical Supply Distribution</u> (11333 Greenstone Ave./TwinMed)

South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Manufacturing</u> (11529 Greenstone Ave./Maruichi American Corp.)
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Trade School/Fire Academy</u> (11400 Greenstone Ave./Rio Hondo College Fire Academy)
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Steel Pipe Distribution</u> (11680 Bloomfield Ave./Kelly Pipe Co., LLC)

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on June 30, 2021. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, the City's Library, and published in a newspaper of general circulation (Whittier Daily News) on July 1, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

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

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

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City caused to be prepared and proposed to adopt a

Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

Phases in the Environmental Review Process:

The implementation of the California Environmental Quality Act (CEQA) entails three separate phases:

1. The first phase consists of preliminary review of a project to determine whether it is subject to CEQA
2. If the project is subject to CEQA, the second phase involves the preparation of an Initial Study to determine whether the project may have a significant environmental effect.
3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect of a Negative Declaration or Mitigated Declaration if no significant effects will occur.

Phase 1: The first phase is to determine if the proposed project is subject to CEQA. CEQA applies to an activity that (a) involves the exercise of an agency's discretionary powers, (b) has the potential to result in a direct or reasonable foreseeable indirect physical change in the environment, and (c) falls within the definition of a "project" as defined in CEQA Guidelines Section 15378. City Staff and Blodgett/Baylosis Environmental Planning reviewed the proposal and determined that the project is subject to CEQA

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR or a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigated measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance. To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. City Staff and Blodgett/Baylosis Environmental Planning determined, through the preparation of the Initial Study, that there were no potentially significant environmental effect that could not be mitigated to a level of insignificance and, therefore, a Mitigated Negative Declaration was prepared.

Phase 3: A Mitigated Negative Declaration is a written statement, briefly explaining

why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and Blodgett/Baylosis Environmental Planning determined that, although, the proposed project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Draft MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett/Baylosis Environmental Planning, as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments from June 1, 2021 to June 21, 2021. The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. The Planning Commission were emailed a copy of the Draft Initial Study/Mitigated Negative Declaration on June 7, 2021. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to all responsible and trustee agencies as well as surrounding cities for their review and comment.

On June 1, 2021, the City released the Draft IS/MND, along with the accompanying Traffic Study. These materials were made available to the public throughout the 20-day review and comment period. The public comment period for the Draft IS/MND ended June 21, 2021 and, to date, no comments were received. All materials were made available for review at the following locations:

- Los Angeles County Recorder's Office Website:
<https://apps.lavote.net/CEQA/Search/Results/10#res>
- City of Santa Fe Springs Website:
https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp

When reviewing the Mitigated Negative Declaration/Initial Study, the focus of the review should be on the project's potential environmental effects. If persons believe that the project may have a significant effect, they should, (a) Identify the specific effect; (b) Explain why they believe the effect would occur, and; (c) Explain why they believe the effect would be significant.

Individuals who believe there are significant effects as outlined above, should also explain the basis for their comments and submit data or reference offering facts, reasonable assumptions based on facts or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines, an effect shall not be considered significant in the absence of substantial evidence.

Potentially Affected Environmental Factors:

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Cultural Resources, Hazardous Materials, and Tribal Cultural Resources*. These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. Mitigations, where necessary, were implemented to help ensure potential impacts are reduced to a less than significant level. A detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigated Monitoring and Reporting Program.

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program (Attachment #4).

AUTHORITY OF PLANNING COMMISSION

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

STAFF REMARKS

Based on the findings set forth in the attached Resolution (190-2021), Staff finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval.

CONDITIONS OF APPROVAL

Conditions of approval for DPA 980 are attached to Resolution 190-2021 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Draft Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program (MMRP) (previously emailed to Planning Commission on 6/7/2021)
5. Resolution 190-2021
 - a. Exhibit A – Conditions of Approval
6. Full Set of Proposed Plans

Attachment #1: Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 980



NORTH

11401 Greenstone Avenue
(Applicant: Greenstone SFS, LLC)

Attachment #2: Public Hearing Notice**FILE COPY**11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org*"A great place to live, work, and play"***CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 980**

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

DEVELOPMENT PLAN APPROVAL CASE NO. 980 - A request for approval to allow the construction of a new ± 144,434 sq. ft. concrete tilt-up industrial building and related improvements.

PROJECT SITE: The project site is located at 11401 Greenstone Avenue (APN: 8026-018-023) within the M-2, Heavy Manufacturing, Zone.

APPLICANT: Bobby Nassir, Greenstone SFS, LLC

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, July 12, 2021 at 6:00 p.m.**

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett Baylosis Environmental Planning and Crown City Engineers to prepare the necessary Initial Study/Mitigated Negative Declaration and associated Traffic Study. The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on June 1, 2021. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item(s) listed above. It should be noted that if you challenge the afore-mentioned item(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

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

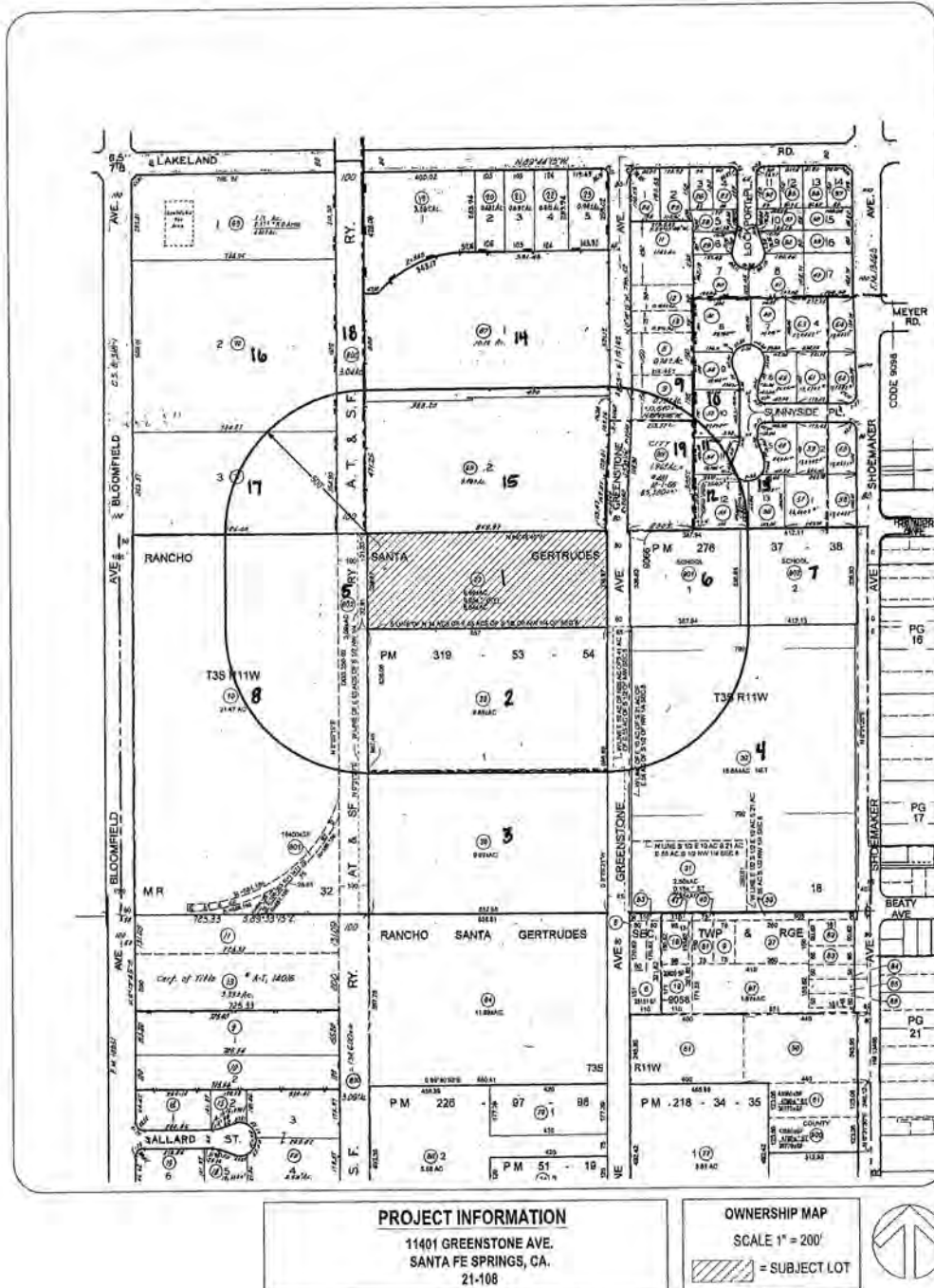
Attachment #2: Public Hearing Notice

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7353, vincevelasco@santafesprings.org.

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

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

Attachment #3: Radius Map for Public Hearing Notice



Attachment #4: Draft Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program (MMRP) (previously emailed to Planning Commission on 6/7/2021)

Attachment #5: Resolution 190-2021
a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 190-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 980**

WHEREAS, a request was filed for Development Plan Approval Case No. 980 to allow the construction of a new ±144,434 sq. ft. concrete tilt-up industrial building and related improvements; and

WHEREAS, the subject property is located on the west side of Greenstone Avenue, with Accessor's Parcel Number of 8026-018-023, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Babak Nassirzadeh, 1820 San Vicente Boulevard, Santa Monica, CA 90402; and

WHEREAS, the proposed Development Plan Approval Case No. 980 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project will not have a significant adverse effect on the environment following mitigation; therefore, the City caused to be prepared and proposed to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on July 1, 2021 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on June 30, 2021 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 July 12, 2021 concerning Development Plan Approval Case No. 980.

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 proposed development 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. The environmental analysis provided in the Initial Study indicated that the proposed project will not result in any significant adverse immitigable impacts to the environment, therefore, the City required the preparation and adoption of a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the City's environmental consultant, Blodgett/Baylosis Environmental Planning.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring and Reporting Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required.
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions.
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission has made the following findings:

(A) That the proposed development is in conformance with the overall objectives of this chapter (Chapter 155: Zoning).

The proposed project is located within the M-2, Heavy Manufacturing, Zone. Pursuant to Section 155.240 of the Zoning Ordinance, "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses."

The proposed project is consistent with the purpose of the M-2 Zone in the following manner:

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.
2. The proposed project will result in a new concrete tilt-up speculative industrial building, therefore the land is being maintained for industrial uses.
3. The project involves the construction of a new attractive industrial building on a site that is currently developed with office/maintenance building used by an existing truck trailer storage facility. The assessed value of the property will significantly improve after the project, thus leading to an increase in property values for both the subject property and neighboring properties.
4. The new building offers new construction with modern amenities (i.e. greater ceiling height, energy efficient, etc.) that will help to attract local industrial businesses to either locate or otherwise remain in Santa Fe Springs.

(B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.

The applicant is proposing to construct a new concrete-tilt up speculative industrial building on the existing site. The new concrete tilt-up industrial building has been designed with variation in the provided setback, height, color, and materials used. The result is an attractive project with a contemporary building that is comparable to other high quality office/industrial projects here in Santa Fe Springs.

- (C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.

The proposed building is well-designed and should be highly suitable for a variety of office, manufacturing and/or warehouse-type users. The design of the new concrete tilt-up industrial building provides quality architectural design, as demonstrated by glazing, pop-outs, and variations in height, materials, and color. These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors. At this time, the proposed building does not have a particular tenant and the tenant is considered speculative. As designed, the new building is suitable for their intended industrial users, and the distinctive design of the building represents the architectural principles of proportion and harmony.

- (D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The majority of the landscaping will be provided along Greenstone Avenue for maximum aesthetic value. Additionally, the truck wells and dock doors have been strategically placed so that they will not be directly visible from the public right-of-way. Nevertheless, a 14' high concrete screen wall with a 10' high sliding gate will be provided to screen activities within the truck yard area. And lastly, the proposed trash enclosures have been strategically placed where they are not visible or easily accessible by the public, and where they have least impact on adjacent properties.

- (E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.

As stated previously, the proposed building is contemporary in design. The architect used glazing, pop-outs, height variations, materials, and color. The style and architecture of the proposed building is consistent with other high quality buildings that were recently constructed in the general area.

- (F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.

Pursuant to Section 155.736 of the Zoning Ordinance "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." As a result, the Planning Commission believes that proper attention has been given to the location, size, and overall design of the proposed building and related improvements.

- (G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

The Planning Commission finds that the proposed project is not a residential development; therefore, the requirements pertaining to low income units do not apply.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 190-2021 to approve and adopt the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS/MND/MMRP); and also approve Development Plan Approval Case No. 980 to allow the construction of a new ±144,434 sq. ft. concrete tilt-up industrial building and related improvements for the subject property located at 11401 Greenstone Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 12th day of July, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.


Ken Arnold, Chairperson

ATTEST:


Teresa Cavallo, Planning Secretary

EXHIBIT A - CONDITIONS OF APPROVAL
Development Plan Approval Case No. 980
11401 Greenstone Avenue
APN: 8026-018-023

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562-868-0511 x7545)

STREETS

1. That the applicant will pay a flat fee of **\$29,382.00** to reconstruct/resurface the existing street frontage to centerline for Greenstone Avenue.
2. That applicant will remove and replace (2) driveway approaches, curb, & gutter per city standard plan R-6.4B along Greenstone Avenue.
3. That the applicant will design and construct a 5-foot wide meandering sidewalk per City standard plan R-12 and dedicate an easement along the Greenstone Avenue. Easement will be shown on the Parcel/Tract Map or per Exhibit and Description prepared by California Licensed Civil Engineer or Land Surveyor, to be recorded by applicant. Furthermore, said meandering sidewalk will be shown on both the civil and landscape plans.
4. That applicant will replace all concrete street pavement disrupted in the installation of all new proposed utility services. The concrete pavement will be full panel replacement, from joint to joint, or joint to existing score line. New Concrete panels will match existing concrete pavement thickness (nine inches thick minimum), and joined/dowelled to existing street per latest S.P.P.W.C. (Greenbook) Standard. Subgrade to match existing street section.
5. All above oil wells, pipelines, tanks, and related lines within the public right-of-way will be removed from the right-of-way unless otherwise approved by the City Engineer.
6. That adequate "on-site" parking will be provided per City requirements, and all streets abutting the development will be posted "No Stopping Any Time." The City will install the offsite signs and the applicant will pay **\$600.00** to install (3) new signs.
7. That the applicant will pay to the City, **\$15,000.00** the entire cost of design, engineering, installation and inspection of (1) street lights on Greenstone Avenue. The City will design and cause construction of said street light(s).
8. Proposed driveways will be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

9. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project will be constructed in accordance with City specifications in Greenstone Avenue. Storm drain plans will be approved by the City Engineer.
10. Fire hydrants will be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, will be upgraded if required by the City Engineer. That the applicant will pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
11. That sanitary sewers will be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers will be approved by the City Engineer. A sewer study (including a sewer flow test) will be submitted along with the sanitary sewer plans.
12. All buildings will be connected to the sanitary sewers.
13. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, will have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly will be performed in the presence of personnel from the City Water Department. The valve on the water main line will be operated only by the City and only upon the City's approval of the test results.
14. That the applicant will obtain a Storm Drain Connection Permit for any connection to the storm drain system.
15. That the landscape irrigation system will be connected to reclaimed water, if available, on Greenstone Avenue. Separate meter(s) will be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
16. The applicant will have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan will be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

17. The applicant will submit a traffic study prepared by a Professional Engineer. The traffic study will show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures

including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer will pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

18. That all point of access to the proposed development will be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

FEES

19. That the applicant will comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer will pay a mitigation fee of \$23,267.00 for off-site transportation improvements.
20. That the applicant will comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
21. That the applicant will pay the water trunkline connection fee of \$3,700.00 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

22. That a grading plan will be submitted for drainage approval to the City Engineer. The applicant will pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California will prepare the grading plan.
23. That a hydrology study will be submitted to the City. The study will be prepared by a Professional Civil Engineer.
24. That upon completion of public improvements constructed by developers, the developer's civil engineer will submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
25. That the applicant will comply with the National Pollutant Discharge Elimination System (NPDES) program and will require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4

Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE: ENVIRONMENTAL PREVENTION:

(Contact: Eric Scott 562.868.0511 x 3812)

26. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
27. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
28. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):

(Contact: Chad Van Meeteren 562.868.0511 x 3811)

29. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
30. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
31. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
32. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
33. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code

flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.

34. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
35. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
36. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
37. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo at 562.409.1850 x 3335)

38. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.
39. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
40. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property,

a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

41. That all tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of trucks and trailers. Items shall not be left out awaiting loading.
42. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
43. That off-street parking areas shall not be reduced or encroached upon at any time.
44. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
45. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
46. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.
47. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
48. That the property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.

49. That the property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisle shall not be reduced or encroached upon with outdoor storage. Moreover, outdoor storage is prohibited at all times.
50. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for the temporary storage of building construction material as a result of building repairs, or the like, is permitted.
51. That trucks of any kind or passenger vehicles associated with the property shall not queue on the street or cause any traffic congestion that would cause the free street access to the emergency vehicles exiting the Fire station across Greenstone Avenue.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.868.0511 x7509)

52. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
53. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, MuniEnvironmental at (562) 432-3700.
54. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868.0511 x7353)

55. This approval shall allow the applicant, Greenstone SFS, LLC, to construct, operate, and maintain a new ±144,400 sq. ft. concrete tilt-up industrial building on the subject property.
56. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
57. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the

structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.

58. The subject property is located within the "Methane Zone". As a result the applicant shall therefore indicate the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.
59. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at 11401 Greenstone Avenue (APN: 8026-018-023). The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
60. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. *Mitigations that require on-going monitoring shall be reported to the City every six (6) months.*
61. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process.
62. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or Address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
63. The applicant, Greenstone SFS, LLC, shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
64. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.

65. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Ordinance.
66. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
67. The applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
- NOTE: line-of sight drawing and/or building cross section must be scaled.
68. The applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting should also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
69. The applicant agrees and understands that any existing overhead utilities within the development shall be placed underground.
70. Applicant shall provide for appropriate cable television systems and for communication systems, including but not limited to, telephone and internet services to each building in the subdivision. The applicant is responsible for complying with this requirements and shall make necessary arrangements with each of the serving utilities, including licensed cable television operators and other video service providers for the installation of these facilities.

71. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
72. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*).
73. All outdoor trash enclosures shall provide a solid roof cover. (Please see L.A. County Department Public Works handout).
74. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
75. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property.
76. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
77. The proposed development shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
78. The Department of Planning and Development requires that the double-check detector assembly be placed as far back from the property line as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. The bottom of the valve shut off wheel shall be located a maximum of two (2) feet above ground.
79. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "forest green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and

vandal proof. The location shall be near the water meter in the landscape area.
Note: See Public Works Backflow Prevention Enclosure standard W-20.

80. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)
81. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
82. Upon completion of the landscaping improvements, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
83. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Planning Department.)
84. The applicant shall be responsible for insuring future tenants to not allow commercial vehicles, trucks and/or truck tractors to queue on Greenstone Avenue, use Greenstone Avenue as a staging area, or to back-up onto the street from the subject property.
85. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written

approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.

86. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case. A minimum of 205 parking stalls shall be provided and continually maintained on-site at all times.
87. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
88. The applicant shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to:
 1. Current maps, routes and schedules for public transit routes serving the site; and
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 3. Ridesharing promotional material supplied by commuter-oriented organizations; and
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Ordinance and also a goal identified within the City's General Plan Circulation Element.
89. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. The preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Ordinance and also a goal identified within the City's General Plan Circulation Element.
90. An area shall be designate for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Ordinance and also a goal identified within the City's General Plan Circulation Element.

91. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Ordinance and also a goal identified within the City's General Plan Circulation Element.
92. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the City's Zoning Ordinance and the Sign Guidelines of the City.
93. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. The applicant shall provide a written covenant to the Planning Department that, except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. The applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of the applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. The applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their

employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

- c. The applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. The applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
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- 94. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
 - 95. Prior to occupancy of the property/buildings, the applicant and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
 - 96. The development shall be built substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
 - 97. The final site plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
 - 98. That prior to the issuance of the Certificate of Occupancy, the applicant shall provide certification from the Landscape Architect of record that the plant installation on the Site are in accordance with the approval planting an irrigation plan.

99. The applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
100. The applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
101. The applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans shall be provided to the Planning Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
102. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
103. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

104. The applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

Attachment #6: Full Set of Proposed Plans

GREENSTONE INDUSTRIAL

PROPOSED:

**NEW ±144,434 S.F. WAREHOUSE AND OFFICE
CONCRETE TILT UP SPEC. BUILDING WITH A
±137,476 S.F. FOOTPRINT AND MEZZANINE FLOOR
±6,958 S.F.**

FOR:

TRUCK TERMINAL PROPERTIES

CONTACT PERSON: BOBBY NASSIR
1820 SAN VICENTE BLVD.
SANTA MONICA, CALIFORNIA
TEL (310) 466-7225

PROJECT ADDRESS:

**11401 GREENSTONE AVENUE,
SANTA FE SPRINGS, CA.**



GREENSTONE INDUSTRIAL

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY STANDARDS
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2020 LOS ANGELES COUNTY AMENDMENTS

SYMBOLS

	DETAIL REFERENCE		WINDOW REFERENCE NUMBER
	INTERIOR ELEVATION REFERENCE		DOOR REFERENCE NUMBER
	EXTERIOR ELEVATION REFERENCE		ROOM REFERENCE NUMBER
	SECTION CUT		REVISIONS REFERENCE NUMBER
	GRID LINE		TILT-UP PANEL REFERENCE NUMBER
	KEYNOTE REFERENCE NUMBER		SHEAR WALL REFERENCE NUMBER

CONSULTANTS

OWNER/DEVELOPER

TRUCK TERMINAL PROPERTIES, LLC
THREE POINTE DRIVE, SUITE 217
CONTACT PERSON: BOBBY NASSIR
1820 SAN VICENTE BLVD., SANTA MONICA, CA 90402
TEL (310) 466-7225

STRUCTURAL ENGINEER

OC ENGINEERING
CONTACT PERSON: MIKE OLIAE
7901 CROSSWAY DRIVE,
PICO RIVERA, CALIFORNIA 90660
TEL (562) 942-9804
FAX (562) 948-1735

ELECTRICAL ENGINEER

JOSEPH NASR ENGINEERING INC.
CONTACT PERSON: JOSEPH NASR
1411 N. BATAVIA ST., SUITE 220
ORANGE, CA 92667
(714) 289-2621

PLUMBING ENGINEER

KAMAL S. ISKANDER & ASSOCIATES
CONTACT PERSON: KAMAL ISKANDER
20101 E. VALLEY BLVD., SUITE #E
WALNUT, CA 91789
TEL (909) 869-4337
FAX (909) 869-4340

CONTRACTOR

C.E.G. CONSTRUCTION
7901 CROSSWAY DRIVE,
PICO RIVERA, CALIFORNIA 90660
TEL (562) 948-4850
FAX (562) 948-1735

FIRE SPRINKLERS & SIGNS

DESIGN BUILD - UNDER SEPARATE PERMIT

CIVIL ENGINEER

BLUE PEAK ENGINEERING INCORPORATED
ROBERT J DEPRAT
18543 YORBA LINDA BLVD., SUITE 235
YORBA LINDA, CALIFORNIA 92886
TEL (714) 749-3077

LANDSCAPE ARCHITECT

PHIL MAY DESIGN
CONTACT PERSON: PHIL MAY
1937 WEST NINTH STREET
UPLAND, CA 91786
TEL (909) 373-1959

SOILS ENGINEER

SLADDEN ENGINEERING
BRETT ANDERSON
6782 STANTON AVENUE, SUITE A
BUENA PARK, CA 90621
TEL (714) 523-0952

ABBREVIATIONS

A	ABOVE AND BELOW	M	MANUFACTURER
A & B	ANCHOR BOLTS	MATL	MATERIAL
ABV	ABOVE	MAU	MAUIMUM
ADJ	ADJACENT	M.B.	MACHINE BOLT
A.F.F.	ABOVE FINISH FLOOR	MEZ	MEZZANINE
ARCH	ARCHITECTURAL	MFG.	MANUFACTURING
B		ML	MALLEABLE IRON
B.F.W.	BALLOON FRAMED WALL	MNI	MINIMUM
B.D.G.	BUILDING	MTD.	MOUNTED
B.L.G.	BLOCKING	N	
BK	BEAM	N	NEW
BOIT	BOTTOM	N	NORTH
BRO	BEARING	N/A	NOT APPLICABLE
C		NALG	NAILING
C		N.E.	NORTHEAST
C		N.T.S.	NOT TO SCALE
C		N.W.	NORTHWEST
CANT.	CAMBER	O	
C.I.	CANTILEVER	O	
C.L.	CEILING JOIST	O.C.	ON CENTER
CR	CENTER	O.H.	OPPOSITE HAND
CR	CLEARANCE	OPEN	OPENING
CONC.	CONCRETE	OPT.	OPTIONAL
C.M.U.	CONC. MASONRY UNIT	P	
CONN.	CONNECT CONNECTION	P.C.S	PRICES
CONRT	CONSTRUCTION	P.E.N.	PLYWOOD EDGE NAILING
CONHT	CONTRIBUTOR	PERM.	PERIMETER
C.S.K.	COUNTERSINK	PLT.	PLATE
C.T.	COLLAR TIE	P.L.C.S	PLACES
D		P.V.O.	PLYWOOD
DBL	DOUBLE	P.T.	PRESSURE TREATED
DET	DETAIL	R	
DIA	DIAGONAL	RAF.	RAFTERS
DIAPH	DIAPHRAGM	ROWD.	REDWOOD
DIR	DIRECTION	REQD	REQUIRED
DR	DOOR	REQT	REQUIREMENT
D.F.	DOOR FRAME	RET	RETAINING
DWG	DRAWING	RF.	ROOF
E		S	
E	EAST	S	
EA	EACH	S	
E.F.	EACH FACE	S.A.D.	SOUTH
ELEV	ELEVATION	S.E.	SEE ARCH. DRWG'S
EMR	EMBEDMENT	S.B.	STRONG BACK
EN	EDGE NAILING	SCH.	SCHEDULE
EQ	EQUAL	S.E.	SOUTHEAST
E.W.	EACH WAY	SEC.	SECTION
EXP	EXPANSION	SHM.	SIMILAR
FE	EXISTING	SH.	SHEET
F		SHG	SHEATHING
F.F.	FINISH FLOOR	SIMP.	SIMPSON COMPANY
F.H.T.	FULL HEIGHT	SPEC'S	SPECIFICATIONS
F.W.O.B.	FULL WIDTH OF BLDG.	SQ.	SQUARE
FN	FINISH	S.F.	SQUARE FEET
FLOOR	FLOOR	STR.	STEEL
F.J.	FLOOR JOIST	STR.	STRUCTURAL
F.L.O.M.	FULL HEIGHT OF MEMBER	S.W.	SOUTHWEST
F.N.	FACE NAILED	S.W.S.	SHEAR WALL SCHEDULE
F.O.C.	FACE OF STUDS	S.W.T.	SHEAR WALL TYPE
FNDR.	FOUNDATION	T	
F.P.	FRAMING	T & B	TOP AND BOTTOM
FT.	FEET	T & G	TONGUE AND GROOVE
FIG.	FOOTING	T.B.F.V.	TO BE FIELD VERIFIED
G		T.D.	TEDOWN OR HOLDOWN
GALV.	GALVANIZED	T.O.	TOE NAIL
GAR.	GARAGE	T.O.	TOE NAIL
GEN.	GENERAL	T.O.C.	TOP OF CONCRETE
G.L.B.	GULLAW BEAM	T.O.P.	TOP OF LEDGER
GR.	GRADE	T.O.P.	TOP OF PARAPET
H		T.O.S.	TOP OF SHEATHING
HDR.	HEADER	T.O.S.F.	TOP OF SUBFLOOR
HT.	HIGHT	T.O.W.	TOP OF WALL
I		TOT.	TOTAL
I		TYP.	TYPICAL
INFO.	INFORMATION	U	
INT.	INTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
J		W	
J.H.	JOIST HANGER	W	
JNT	JOINT	W.D.V.	WEST
ST	JOIST	S.W.F.	STEEL WIDE FLANGE
K		W.W.F.	WELDED WIRE FABRIC
K.P.	KING POST	W.	WITH
L		W/O	WITHOUT
LOC.	LOCATION	@	AT
		+	FEET
		II	INCHES
		⊥	PERPENDICULAR
		Ø	DIAMETER
		U	CENTER LINE
		⌒	HANGER
		⌒	STEEL ANGLE
		⌒	PROPERTY LINE

SHEET INDEX

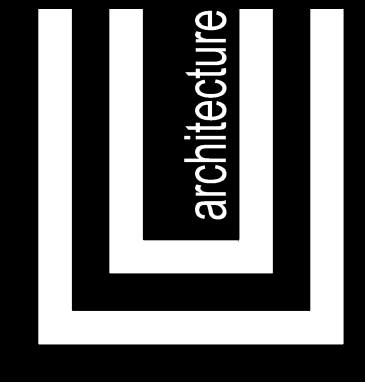
T100	TITLE SHEET		
T200	CONDITIONS OF APPROVAL		
T210	CONDITIONS OF APPROVAL		
CIVIL (UNDER SEPARATE PERMIT)			
C-1	TITLE SHEET		
C-2	HORIZONTAL CONTROL PLAN		
C-3	HORIZONTAL CONTROL PLAN		
C-4	PRECISE GRADING PLAN	E-0.0	GENERAL NOTES, LEGEND AND SLD
C-5	PRECISE GRADING PLAN	E-0.1	LOAD AND LIGHTING FIXTURE SCHEDULE
C-6	PRECISE GRADING PLAN	E-1.0	ELECTRICAL SITE PLAN
C-7	WET UTILITY PLAN	E-1.1	PHOTOMETRIC SITE PLAN
C-8	PRE DEVELOPMENT EROSION CONTROL PLAN	E-2.0	LIGHTING PLAN
C-9	POST DEVELOPMENT EROSION CONTROL PLAN	E-2.1	ENLARGED POWER PLAN
C-10	EROSION CONTROL NOTES	E-3.0	TITLE 24 INDOOR SHEETS
C-11	LID EXHIBIT	E-3.1	TITLE 24 OUTDOOR SHEETS
C-12	DETAIL SHEET		
C-13	DETAIL SHEET		
C-14	DETAIL SHEET		
C-15	DETAIL SHEET		
MECHANICAL (UNDER SEPARATE PERMIT)			
M-1.0	MECHANICAL DETAILS, NOTES, PLANS AND SPECIFICATIONS		
T-24.1	T-24 ENERGY FORMS		
T-24.2	T-24 ENERGY FORMS		
T-24.3	T-24 ENERGY FORMS		
ARCHITECTURAL			
A001	GENERAL NOTES		
A002	ACCESSIBILITY NOTES		
A003	ACCESSIBILITY NOTES		
A004	ADA REQUIREMENTS		
A005	GBSC NOTES		
A100	SITE PLAN		
A110	ENLARGED PLAN / SITE PLAN NOTES		
A200	OVERALL FLOOR PLAN - GROUND FLOOR		
A210	OVERALL FLOOR PLAN - MEZZANINE FLOOR		
A220	ENLARGED OFFICE FLOORS		
A230	REFLECTED CEILING PLAN		
A240	ROOF PLAN		
A250	ENLARGED RESTROOM PLANS / ELEVATION		
A260	STAIR PLANS, SECTION AND DETAILS		
A270	STAIR DETAILS		
A300	BUILDING ELEVATIONS		
A400	BUILDING SECTIONS		
A410	WALL SECTIONS		
A420	WALL SECTIONS		
A430	WALL SECTIONS		
A440	WALL SECTIONS		
A450	WALL SECTIONS		
A460	WALL SECTIONS		
A500	WINDOW AND DOOR SCHEDULE		
AD100	SITE DETAILS		
AD110	SITE DETAILS		
AD200	ROOF DETAILS		
AD300	STUD WALL / CEILING DETAILS		
AD310	STUD WALL / CEILING DETAILS		
AD400	DOOR / WINDOW DETAILS		
AD500	CASEWORK AND CANOPY DETAILS		
STRUCTURAL			
SN-1	GENERAL NOTES		
SN-1.1	GENERAL NOTES		
SN-1.2	GENERAL DETAILS		
S-1	FOUNDATION PLAN		
S-1.1	ENLARGED MEZZANINE FRAMING & FOUNDATION		
S-2	ROOF FRAMING PLAN / NAILING		
S-3	PANEL ELEVATIONS		
S-3.1	PANEL ELEVATIONS		
S-3.2	PANEL ELEVATIONS		
SD-1	FOUNDATION DETAILS		
SD-1.1	FOUNDATION DETAILS		
SD-2	PANEL DETAILS		
SD-3	ROOF FRAMING DETAILS		
SD-3.1	ROOF FRAMING DETAILS		
SD-4	MEZZANINE FRAMING DETAILS		
SD-4.1	MEZZANINE FRAMING DETAILS		
SD-4.2	CANOPY DETAILS		
SD-5	STAIR PLAN AND DETAILS		

PROJECT DATA

DESCRIPTION	AREAS	COVERAGE :	50.00%
ZONING	M - 2	TOTAL OFFICE 3.4%	5,000 S.F.
LEGAL DESCRIPTION	RANCHO SANTA GERTRUDES SECTIONS TOWNSHIP AND RANGE LOT COM AT INTERSECTION OF S LINE OF NW 1/4 OF NW 1/4 OF SEC 8 T 3S R 11W WITH E ... SEE MAPBOOK FOR MISSING PORTION ... OF NW 1/4 OF SEC 8 T 3S R 11W	LANDSCAPE AREA REQUIRED PARKING AREA = 62,000 S.F.	"15' SIDE 1' OF RIMAGE 1/2" = 8,425 SF "6% OF PARKING AREA = 3,720 SF TOTAL REQUIRED = 12,145 SF
ASSESSOR'S PARCEL NO.	8026-018-023	LANDSCAPED AREA PROVIDED	LANDSCAPED SETBACK = 6,408 S.F. PARKING AREA = 11,017 S.F. TOTAL = 17,425 S.F.
BUILDING CODE	CBC 2019 with LACoBC 2020 AMENDMENTS		
BLDG. OCCUPANCY	II-B		
BUILDING TYPE	III-B, FULLY SPRINKLERED		
LAND AREA :	PARCEL 288,935 S.F. (6.63 AC) GROSS		
CONSTRUCTION TYPE	III-B W/ AUTOMATIC FIRE SPRINKLERS		
AREA JUSTIFICATION	AREA JUSTIFICATION: UNLIMITED AREA PER 507.4, SURROUNDED BY 60' WIDE PUBLIC WAYS OR YARDS, SUCH YARDS CAN BE REDUCED TO 40' UP TO 10% OF THE PERIMETER MAX. HEIGHT PER TABLE 504.3 = 72'. MAX. NUMBER OF STORES PER TABLE 504.4 = 2		
BUILDING TOTAL AREA 144,434 S.F.			
FIRST FLOOR	WAREHOUSE OFFICE BUILDING FOOTPRINT	134,995 S.F. 2,481 S.F. 137,476 S.F.	
MEZZA FLOOR	OFFICE MEZZANINE STORAGE MEZZANINE TOTAL MEZZANINE	2,940 S.F. 4,018 S.F. 6,958 S.F.	
		TRASH ENCLOSURE AREA REQUIRED 1% x 40,000 = 400 S.F. 0.5% x 104,434 = 522 S.F.	TRASH ENCLOSURE AREA PROVIDED = 922 S.F.



VICINITY MAP
NOT TO SCALE

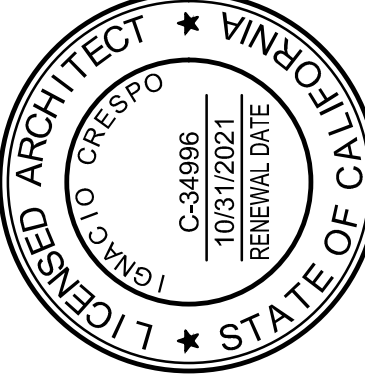


O.C. DESIGN & ENGINEERING

7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.942.9804

C.E.G. CONSTRUCTION

7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.948.4850



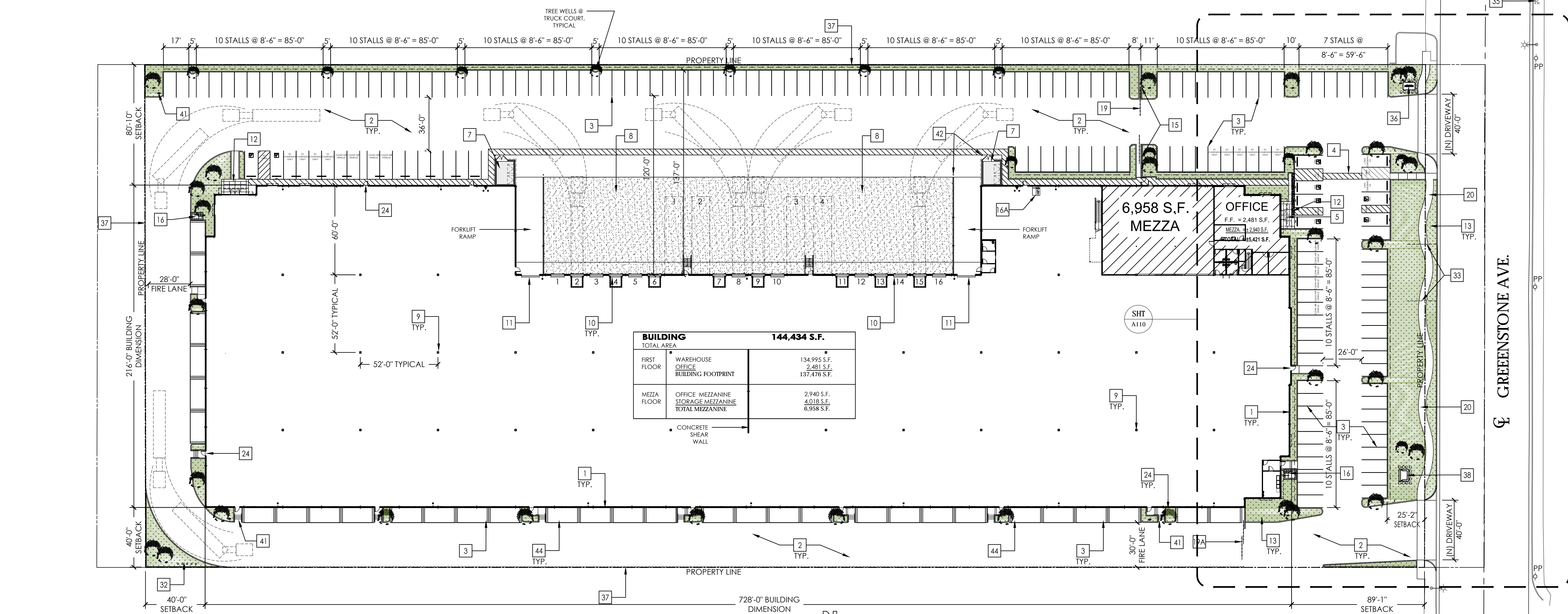
REVISIONS:

CLIENT: MR. BOBBY NASSIR
truckterminalproperties.com

CONTENTS:
TITLE SHEET
SCALE: N.T.S.
PROJECT NO. A-20-011
DATE: 29MAR21
DRAWN: B.C.

SHEET
T100
OF
SHEETS

GREENSTONE AVENUE INDUSTRIAL



SITE PLAN
SCALE 1" = 30'-0"

KEY NOTES:

- 1 CONCRETE TILT-UP WALL, SEE STRUCTURAL DRAWINGS
- 2 A.C. PAVING PER CIVIL PLANS AND SOILS REPORT.
- 3 PARKING STALL STRIPPING (PER CITY OF SANTA FE SPRING STDS.) TYP., SEE DETAIL:
- 4 ACCESSIBLE PATH OF TRAVEL, 48" WIDE (MIN.)
- 5 BUILDING ENTRANCE, PROVIDE FIRE DEPARTMENT KNOX BOX AS REQUIRED
- 6 CATCH BASIN WITH GALVANIZED GRATING, SEE CIVIL PLANS
- 7 TRASH ENCLOSURE, MIN. 6' HIGH SCREEN WALLS WITH METAL DOORS-SEE (1)-TRASH/1-RECYCLE BIN) PER SANTA FE SPRINGS DISPOSAL STANDARDS, SEE DETAIL:
- 8 CONCRETE TRUCKWELL- SEE GRADING & STRUCTURAL DWGS.
- 9 STEEL BUILDING COLUMNS, TYP.
- 10 9' X10' TRUCK DOOR (DOCK HIGH), TYPICAL, SEE DETAIL:
- 11 12' X14' TRUCK DOOR (GRADE LEVEL) TYPICAL, SEE DETAIL:
- 12 ACID WASH CONCRETE FINISH. [VERIFY COLOR & PATTERN W/ OWNER]
- 13 LANDSCAPE W/AUTOMATIC IRRIGATION SYSTEM SEE LANDSCAPING DWGS, MOUND LANDSCAPE WHERE PATH OF TRAVEL OCCURS TO PROVIDE 3" MAX. GRADE ELEVATION DIFFERENCE
- 14 28'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE W/ FIRE TRUCK TURNABOUT STRIPED PER FIRE DEPARTMENT STANDARDS
- 15 14" HIGH CONC. TILT-UP SCREEN WALL, COLOR & REVEALS TO MATCH BUILDING, SEE STRUCTURAL DRAWINGS
- 16 (1) WELLE CIRCULAR RACK ROUND PIPE (PARKS 4 BICYCLE) MODEL #WCRO2IC AS MANUF. BY PALMER GROUP FOR SHORT TERM PARKING, SEE DETAIL:
- 16A (1) WELLE MULTI BEND BICYCLE RACK (PARKS 5 BICYCLE) MODEL #H3605-SM AS MANUF. BY PALMER GROUP FOR LONG TERM PARKING
- 17 TRANSPORTATION DEMAND MANAGEMENT BULLETIN BOARD
- 18 PARKING SPACES FOR CLEAN AIR VEHICLE / CARPOOL PARKING
- 19 10'-HIGH WROUGHT IRON MANUAL BI-PARTING SLIDING GATE W/ CONC. SCREEN WALL TO COVER TRUCK YARD. PROVIDE FIRE DEPARTMENT KNOX BOX, SEE NOTE #34 ON A-1.1. (BY OTHERS, UNDER SEPARATE PLAN CHECK PERMIT) PROVIDE ELECTRICAL CONDUIT FOR GATE OPENER FUTURE USE, SEE DETAIL:
- 19A 8'-HIGH WROUGHT IRON MANUAL BI-PARTING SLIDING GATE, PROVIDE FIRE DEPARTMENT KNOX BOX, SEE NOTE #34 ON A-1.1. (BY OTHERS, UNDER SEPARATE PLAN CHECK PERMIT)
- 20 5' WIDE CONCRETE MEANDERING WALKWAY, 5% MAX. SLOPE W/ 2% MAX. CROSS SLOPE MOUND LANDSCAPE WHERE PATH OF TRAVEL OCCURS TO PROVIDE 3" MAX. GRADE ELEVATION DIFFERENCE
- 21 VAN ACCESSIBLE PARKING SIGN, PER DETAIL:
- 22 DESIGNATED SMOKING AREA FURTHER THAN 25'-0" FROM MAIN ENTRY DOORS
- 23 NO SMOKING SIGNAGE WITHIN 25'-0" OF BUILDING ENTRIES, OUTDOOR AIR INTAKES, OPERABLE WINDOWS, AND WITHIN THE BUILDING.
- 24 3'X7' MAN DOOR (TYPICAL) WITH 60"x60" LANDING, SEE THRESHOLD DETAIL:
- 25 CATCH BASIN TO SUMP PUMP, SEE PLUMBING DWGS, TYP
- 26 DUAL SUMP PUMP IN 3'-0" X 3'-0" X 3'-0" 2V2D BASIN WITH GRATING, UNDER SEPARATE PERMIT, SEE PLUMBING PLANS
- 27 CONCRETE BUMPER, TYPICAL SEE DETAIL:
- 28 INTERIOR ROOF DRAIN W/SPLASH BLOCK DRAIN TO A.C. PAVING, SEE DETAIL:
- 29 CONCRETE SWALE PER CIVIL PLANS
- 30 9'X18' MIN. ACCESSIBLE PARKING STALL W/ ALL SYMBOLS, SIGNS, RAMPS AS REQUIRED TO MEET TITLE 24 AND ADA REQUIREMENTS - SEE HANDICAP NOTES SHT. A-0.2 & A-0.4
- 31 6" MIN. HIGH CONCRETE CURB, TYPICAL, SEE GRADING PLANS
- 32 PROPOSED LOCATION MONITORING WELL
- 33 EXISTING DRIVEWAY TO BE REMOVED, SEE GRADING PLAN
- 34 WARNING SIGN FOR ALL DRIVEWAY ACCESSIBLE PARKING, SEE DETAIL:
- 35 (E) 6"x4"x2 1/2" OFF-SITE HYDRANT
- 36 DOUBLE DETECTOR CHECK ASSEMBLY WITH LANDSCAPE SCREENING , SEE CIVIL PLANS
- 37 8' HIGH CHAIN LINK FENCE UNDER SEPARATE PERMIT, FENCING AT THE FRONT SETBACK SHALL NOT EXCEED 42 INCHES HIGH
- 38 TRANSFORMER PAD TO BE SCREENED WITH LANDSCAPING PER SCE STANDARDS
- 39 DETECTABLE WARNING TRUNCATED DOME, SEE DETAIL:
- 40 LIGHT POLE STANDARD AREA LIGHTING PER ELECTRICAL PLAN AND DETAIL:
- 41 NEW 6"x4" x 2-1/2" ON-SITE PUBLIC FIRE HYDRANT, FOR GUARD POST SEE DETAIL:
- 42 CONCRETE FILLED PIPE BOLLARD PER DETAIL:
- 43 CATCH BASIN WITH GALVANIZED GRATING AND BIO-CLEAN INLET FILTER, SEE CIVIL PLANS
- 44 CONCRETE STAIR

LEGEND:

- (E) — EXISTING
- T/E — DENOTE TRASH ENCLOSURE
- R — DENOTE RECYCLE AREA
- T — DENOTE TRANSFORMER PAD
- P.P. — POWER POLE
- F.H. — FIRE HYDRANT
- T.D. — TRUCK DOOR

- CONCRETE
- LANDSCAPE
- STRIPING
- INTERIOR CONC. AT OFFICE SLAB AREA TO RECEIVE 2" SAND OVER 10 MIL. VISQUEEN OVER 2" SAND.

- ACCESSIBLE PATH OF TRAVEL 1:20 MAX. SLOPE

SITE NOTES

- SITE LIGHTING SHALL BE SHIELDED AND WILL NOT IMPACT NEIGHBORING PROPERTIES.
- GROUND AND FLOOR SURFACES ALONG HANDICAP ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS SHALL BE FIRM AND SLIP RESISTANT.
- THE SOILS REPORT IS A PART OF THIS PROJECT AND SHALL BE READ CAREFULLY. CONCRETE AND GRADING CONTRACTORS ARE RESPONSIBLE FOR ALL CONDITIONS OF THE SOILS REPORT. GRADING CONTRACTOR SHALL TAKE ALL ELEVATIONS FROM THE SURVEY.
- PROPOSED BUILDING SEWER LINE SHALL TIED TO THE EXISTING USEABLE CITY SEWER REFER TO PLUMBING DRAWINGS PRIOR TO CONSTRUCTION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE 110 VOLT, 20 AMPERES RECEPTACLES FOR IRRIGATION CONTROL PURPOSES
- PLUMBING CONTRACTOR SHALL PROVIDE WATER SUPPLY LINES, BACK FLOW PREVENTOR AND GATE VALVE FOR LANDSCAPE IRRIGATION SYSTEM.
- PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL AN APPROVED SEISMIC GAS SHUT-OFF VALVE PER CALIFORNIA GAS COMPANY SPECIFICATION GUIDELINES.
- WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2".
- WALKS AND SIDEWALKS SHALL BE 48" MINIMUM IN WIDTH.
- WALKS AND SIDEWALKS SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS: A SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. A SLIP RESISTANT B SURFACES WITH A SLOPE OF 6% OR GREATER GRADIENT SHALL BE SLIP RESISTANT.
- CONTRACTOR SHALL VERIFY LOCATION AND SEE OF ALL UTILITY PIPES.
- THIS OFFICE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS
- THE LANDSCAPE DESIGNER, RESPONSIBLE FOR ANY LANDSCAPING FOR THIS PROJECT SHOULD BE ADVISED TO UTILIZE PLANTING AND IRRIGATION TECHNIQUES THAT LEND THEMSELVES TO OPTIMUM CONSERVATION OF WATER RESOURCES.
- PLUMBING FIXTURES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 422.1 SEE A-2.0 FOR FIXTURE CALCULATIONS
- COMPLY WITH PROTECTION OF ADJOINING PROPERTY BY PROVIDING A WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT AN EXCAVATION DEEPER THAN THE FOUNDATION OF THE ADJOINING BUILDING AND LOCATED LESS THAN EXCAVATION DEPTH TO THE PROPERTY LINE IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 30 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATIONS.
- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33
- ANY FENCING WITHIN THE FRONT YARD SETBACK SHALL NOT EXCEED 42 INCHES.

PROJECT DATA

DESCRIPTION	AREAS	COVERAGE :	50.00%
ZONING	M - 2	TOTAL OFFICE 3.4%	5,000 S.F.
LEGAL DESCRIPTION	RANCHO SANTA GERTRUDES SECTIONS TOWNSHIP AND RANGE LOT COM AT INTERSECTION OF S LINE OF NW 1/4 OF NW 1/4 OF SEC 8 T 3S R 11W WITH E ... SEE MAPBOOK FOR MISSING PORTION ... OF NW 1/4 OF SEC 8 T 3S R 11W	LANDSCAPED AREA PROVIDED	LANDSCAPED SETBACK = 6,408 S.F. PARKING AREA = 11,017 S.F. TOTAL = 17,425 S.F.
ASSESSOR'S PARCEL NO:	8026-018-023	LANDSCAPED AREA PROVIDED	LANDSCAPED SETBACK = 6,408 S.F. PARKING AREA = 11,017 S.F. TOTAL = 17,425 S.F.
BUILDING CODE	CBC 2019 WITH LACoBC 2020 AMENDMENTS	LANDSCAPED AREA MUST BE WATER EFFICIENT IN COMPLIANCE WITH AB1881	
BLDG. OCCUPANCY	III-B, FULLY SPRINKLERED	PARKING REQUIRED :	40,000/500 = 80 CARS 40,000/750 = 80 CARS 44,434/1,000 = 45 CARS TOTAL 205 CARS
LAND AREA :	PARCEL 288,935 S.F. (6.63 AC) GROSS	PARKING PROVIDED:	4 - STALLS 4 - STALLS 139 - STALLS 16 - STALLS 10 - STALLS 32 - STALLS TOTAL 205 - STALLS
CONSTRUCTION TYPE	III-B W/ AUTOMATIC FIRE SPRINKLERS	TRUCK PARKING (12' X 52') 1 PER 4 TRUCK DOORS	4 SPACES
AREA JUSTIFICATION UNLIMITED AREA PER 507.4 SURROUNDED BY 60' WIDE PUBLIC WAYS OR YARDS, SUCH YARDS CAN BE REDUCED TO 40' IN UP TO 75% OF THE PERIMETER MAX. HEIGHT PER TABLE 504.3 + 75% MAX. NUMBER OF STORIES PER TABLE 504.4 + 2		LONG TERM BIKE RACK @ 5% OF SHORT TERM BIKE RACK @ 5% OF 30 VISITOR PARKING	5 SPACES
BUILDING TOTAL AREA	144,434 S.F.	TRASH ENCLOSURE AREA REQUIRED 1% x 40,000 = 400 S.F. 0.5% x 104,434 = 522 S.F.	TRASH ENCLOSURE AREA PROVIDED = 922 S.F.
FIRST FLOOR	WAREHOUSE 134,995 S.F. OFFICE 2,481 S.F. BUILDING FOOTPRINT 137,476 S.F.		
MEZZA FLOOR	OFFICE MEZZANINE 2,940 S.F. STORAGE MEZZANINE 4,018 S.F. TOTAL MEZZANINE 6,958 S.F.		

TRANSPORTATION DEMAND MANAGEMENT

- TRIP REDUCTION & TRAVEL DEMAND PROGRAM
- PROVIDE BULLETIN BOARD (INFORMATION AREA REQUIRED PER SEC. 16.57 OF THE ART. VI "TRIP REDUCTION AND TRAVEL DEMAND PROGRAM"), THE INFORMATION AREA MAY INCLUDE A BULLETIN BOARD, DISPLAY CASE, OR KIOSK, DISPLAYING TRANSPORTATION INFORMATION INCLUDING REGIONAL/LOCAL BICYCLE WAYS AND BICYCLE SAFETY INFORMATION, AND
- CURRENT MAPS, ROUTES & SCHEDULES FOR PUBLIC TRANSIT ROUTES SERVING THE SITE.
 - TELEPHONE NUMBERS FOR REFERRALS ON TRANSPORTATION INFORMATION INCLUDING NUMBERS FOR THE REGIONAL BIKESHARING AGENCY AND LOCAL TRANSIT OPERATORS.
 - BIKESHARING PROMOTIONAL MATERIAL SUPPLIED BY COMMUTER-ORIENTED ORGANIZATIONS.
 - BICYCLE ROUTE AND FACILITY INFORMATION INCLUDING REGIONAL/LOCAL BICYCLE WAYS AND BICYCLE SAFETY INFORMATION, AND
 - A LISTING OF FACILITIES AVAILABLE FOR CARPOOLERS, VANPOOLERS, BICYCLISTS, TRANSIT RIDERS AND PEDESTRIANS AT THE SITE.

FIRE FLOW CALCULATION:

FIRE SPRINKLER SYSTEM TYPE (CBC 903, CFC 903): ESFR SYSTEM
THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
TYPE OF CONSTRUCTION PER THE BUILDING CODE: TYPE III-B
FIRE FLOW BASED ON THE TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS
AND UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OF THE BUILDING: 5,250 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 2,625 GPM
TOTAL FIRE FLOW REQUIRED: 2,625 GPM



VICINITY MAP
NOT TO SCALE

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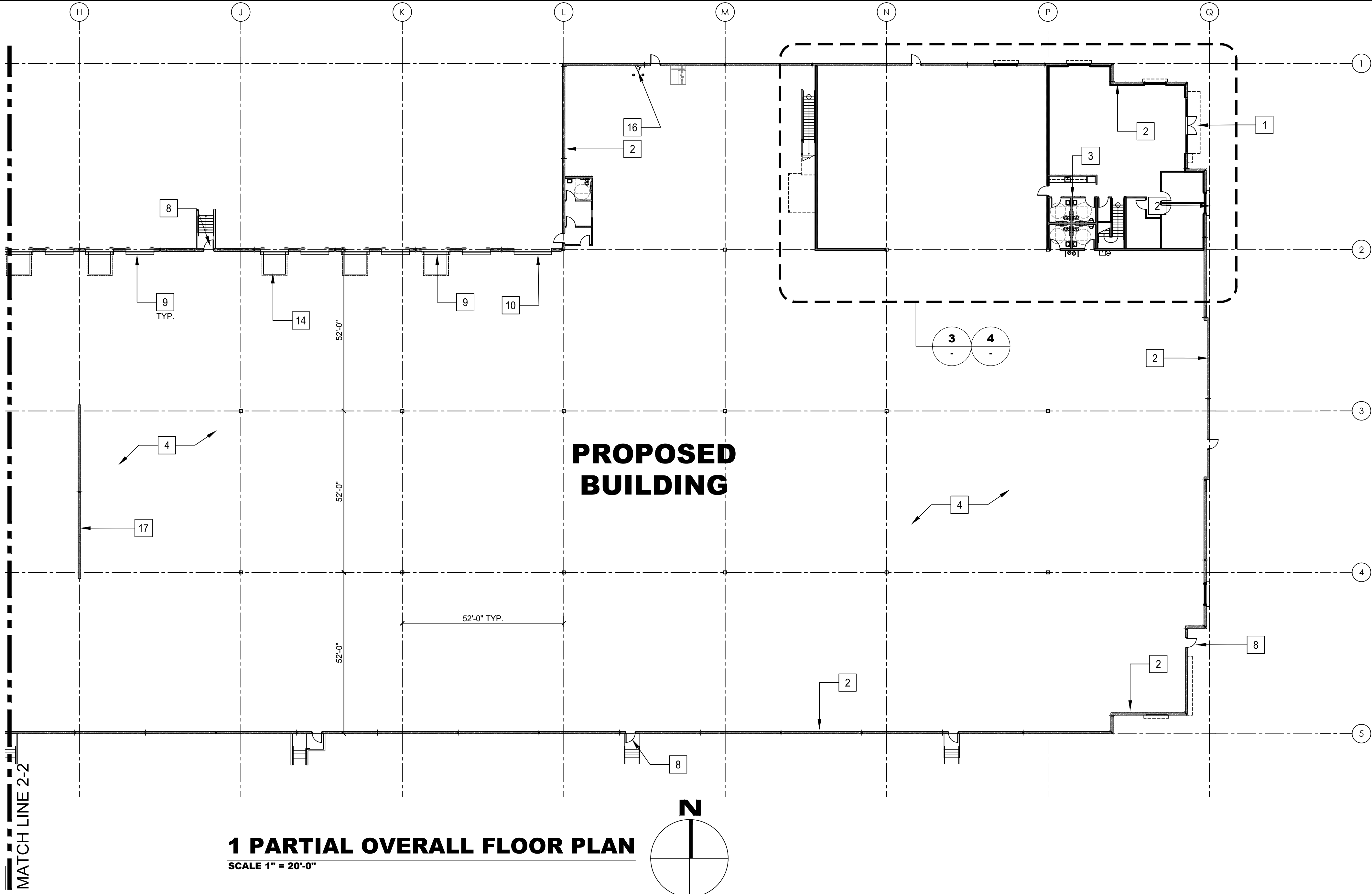
ARCHITECT
C-34998
1003120201
RENEWAL DATE
STATE OF CALIFORNIA

CLIENT: **MR. BOBBY NASSIR**
truckterminalproperties.com

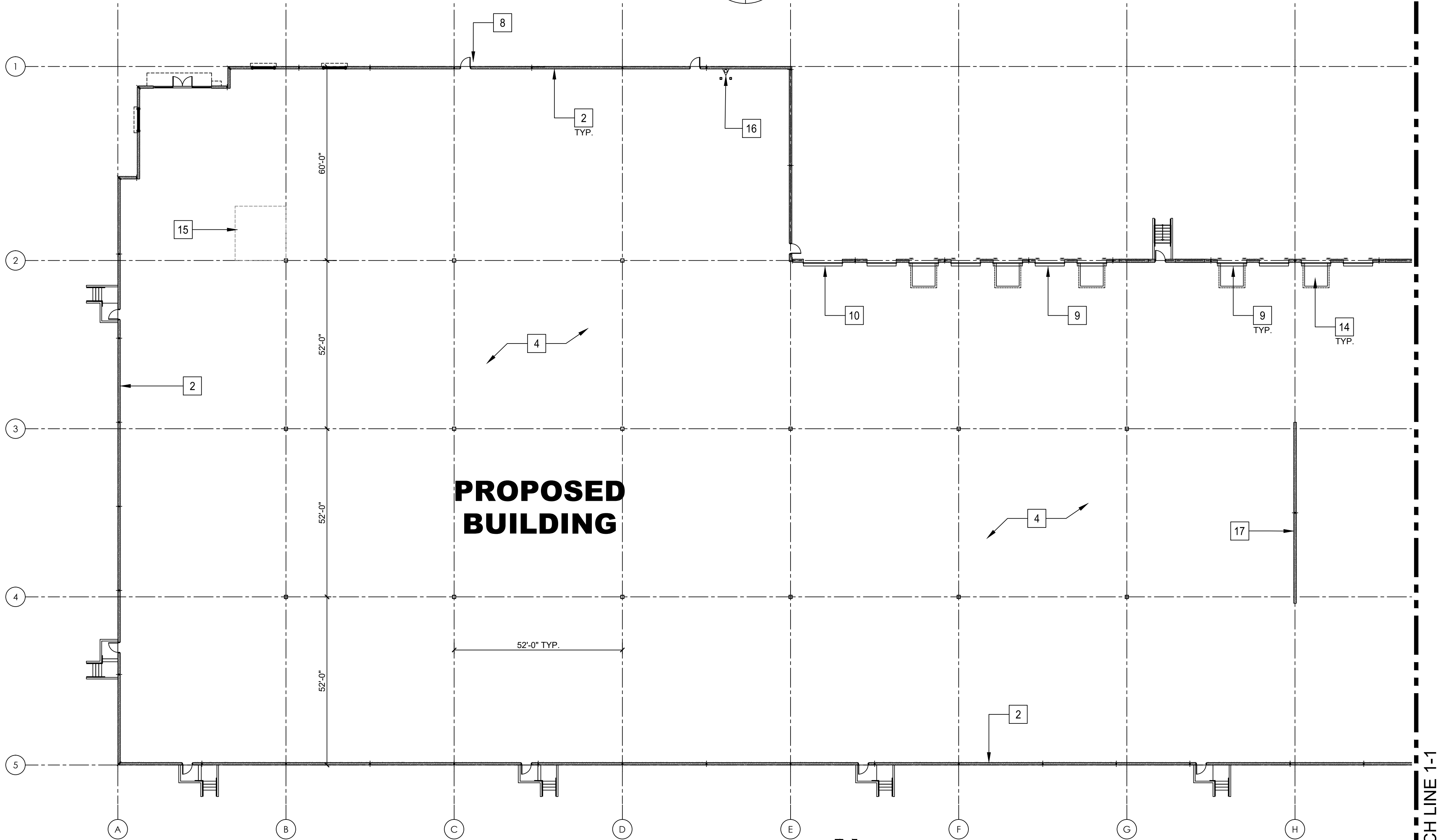
CONTENTS: **SITE PLAN**
SCALE: INDICATED PROJECT NO. A-20-011
DATE: 29MAR21 DRAWN: B.C.

SHEET **A100** OF **10** SHEETS

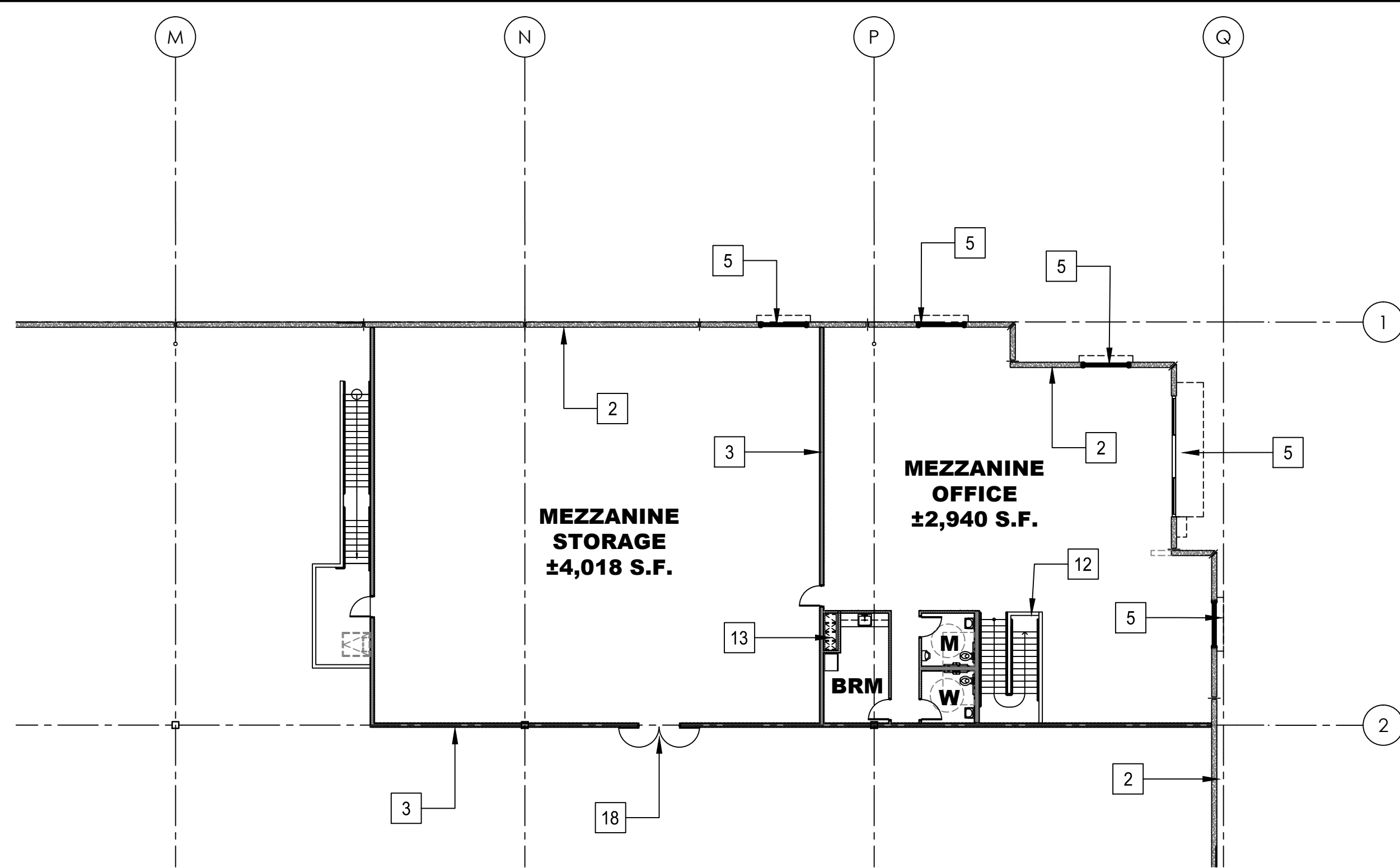
GREENSTONE AVENUE INDUSTRIAL



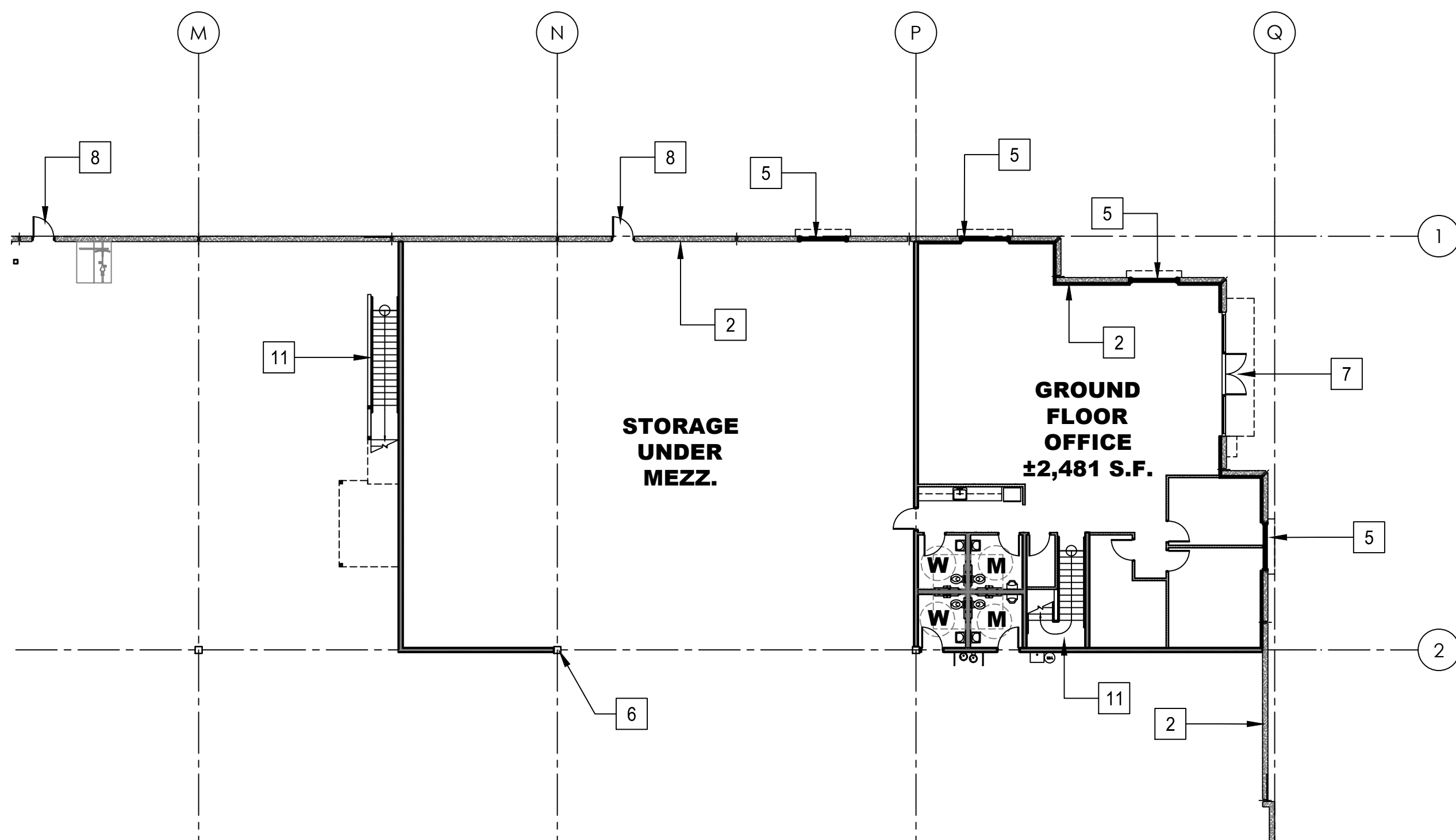
1 PARTIAL OVERALL FLOOR PLAN
SCALE 1" = 20'-0"



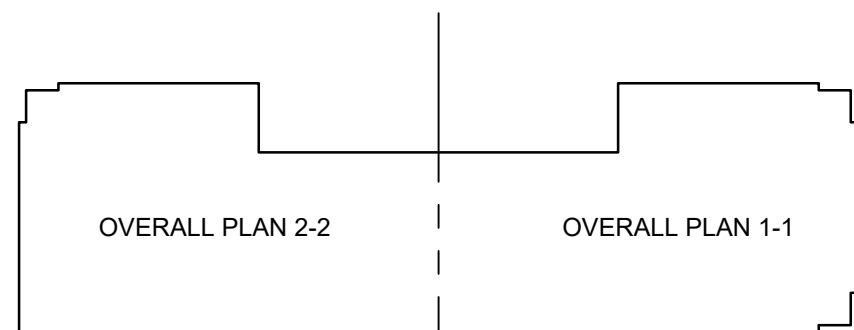
2 PARTIAL OVERALL FLOOR PLAN
SCALE 1" = 20'-0"



3 ENLARGED OFFICE PLAN - MEZZ.
SCALE 1/16" = 1'-0"



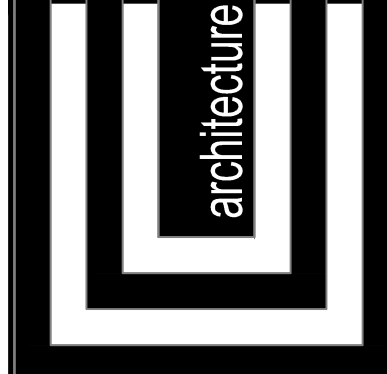
4 ENLARGED OFFICE PLAN - G.F.
SCALE 1/16" = 1'-0"



KEY PLAN

KEY NOTES:

- 1 BUILDING ENTRANCE.
- 2 CONCRETE TILT UP WALL, TYPICAL
- 3 STUD WALL, TYPICAL
- 4 CONCRETE SLAB PER STRUCTURAL
- 5 GLAZING, TYPICAL
- 6 STEEL BUILDING COLUMN (TYP.)
- 7 6' X 7' FULL LITE DOUBLE DOORS, TYPICAL
- 8 3' X 7' HOLLOW METAL PAINTED TO MATCH THE BUILDING, TYPICAL
- 9 9' X 10' DOCK HIGH DOOR, TYPICAL
- 10 12' X 14' TRUCK DOOR (GRADE LEVEL)
- 11 STAIRS TO MEZZANINE / GROUND FLOOR
- 12 42" HIGH GUARD, TYPICAL
- 13 HVAC SHAFT
- 14 DOCK LEVELER
- 15 FUTURE RESTROOMS, PROVIDE STUB OUTS
- 16 PROPOSED LOCATION OF FIRE SPRINKLER RISER
- 17 CONCRETE SHEAR WALL
- 18 FORKLIFT ACCESS DOOR WITH REMOVABLE SAFETY GUARDRAIL

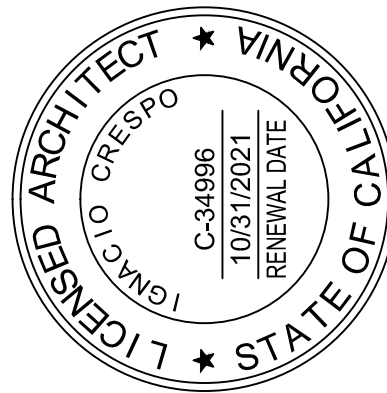


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REVISIONS:

CLIENT: **MR. BOBBY NASSIR**
truckterminalproperties.com

CONTENTS:

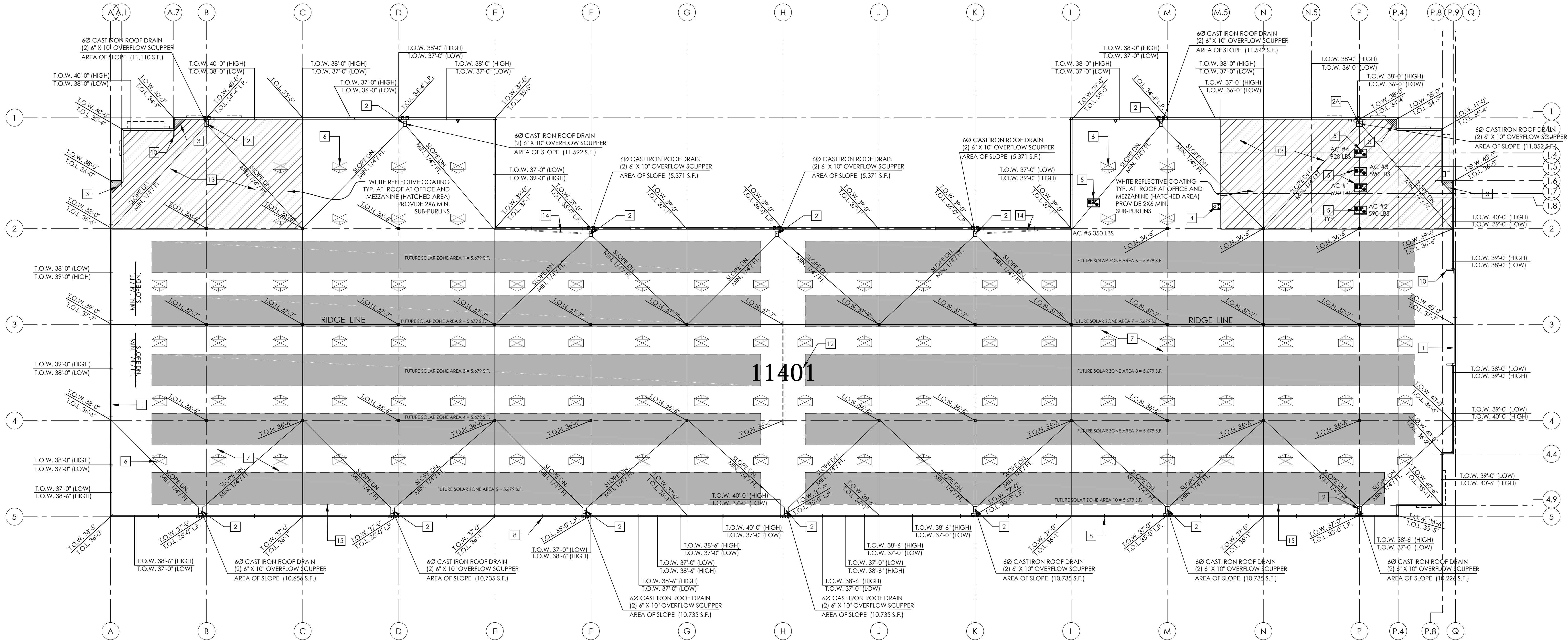
FLOOR PLANS

SCALE: INDICATED PROJECT NO. A-20-011

DATE: 29/MAR/21 DRAWN: B.C.

SHEET
A200
OF
- SHEETS

GREENSTONE AVENUE INDUSTRIAL



GENERAL NOTES

- UNDERSIDE OF ROOF SHALL BE INSULATED WITH VENTED FOIL FACED AND KRAFT LINER CAPSHEET INSULATION THROUGHOUT. AT THE TIME OF TENANT IMPROVEMENTS IT SHALL BE REMOVED AND REPLACED WITH R-30 ABOVE CONDITIONS.
- VERIFY THAT ALL AREAS HAVE 1/4" FT. MIN. SLOPE TOWARDS TO THE ROOF DRAIN.
- FOR TYPICAL ROOF PENETRATION CLEARANCES SEE DETAIL.
- BUILT-UP ROOF TO BE INSTALLED FOR EXPOSURE "C" 100 MPH WINDS.
- ALL ROOF ELEVATIONS ARE FROM THE FINISH FLOOR TO THE TOP OF FRAMING MEMBER. REFER TO PANEL ELEVATIONS ON STRUCTURAL DRAWINGS FOR EXACT LOCATION.
- CLASS A BUILT-UP COMPOSITION ROOF 4 PLY 15# ASPHALT FELT AND 1 PLY 90# MINERAL CAP SHEET. HOT MOP EACH PLY WITH 25# ASPHALT MOPPING. 275# 60 FT. FIBERGLASS CAP SHEET. 3" FIBER GLASS CANT AT ALL PROJECTIONS AT ROOF SUCH AS ROOF PARAPETS, EQUIPMENT PLATFORMS, CURBS, ETC. INSTALL PER MANUFACTURER SPECIFICATIONS. UL CLASS "A" FIRE RATING FH CLASS I FIRE RESISTANCE. ROOFING MAY BE GAF (UL #1806-02) OR EQUAL.
- CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF THE ROOF OPENINGS.
- PROVIDE SHAPED INSULATION CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).
- CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATION ON DRAWINGS ARE APPROXIMATE.
- ROOF DRAINAGE AND OVERFLOW DRAINS TO BE A MIN. 5" DIA. DRAINAGE SYSTEM SHALL COMPLY WITH CHAPTER 11 OF THE CPC. SYSTEM SHALL BE SIZED FOR A MINIMUM RAIN INTENSITY OF 3 INCHES PER HOUR.
- ROOFING MUST COMPLY WITH UL 554 TYPE 63. MEETING OR EXCEEDING ASTM-D 3909-97B.
- FIRE RETARDANT ROOFING SHALL COMPLY WITH ICC-ES E6107.
- ROOF SLOPE, DRAINS AND SECONDARY ROOF DRAIN/SCUPPERS ON THE ROOF SHALL COMPLY WITH CHAPTER 11 OF THE PLUMBING CODE.
- SYSTEM SHALL BE SIZED FOR MINIMUM RAIN INTENSITY OF 3 INCHES PER HOUR.
- SECONDARY ROOF DRAINS HAVING THE SAME SIZE AS THE PRIMARY ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED A MINIMUM 2 INCHES ABOVE THE LOW POINT OF THE ROOF.
- SCUPPERS THROUGH PARAPET WALLS ADJACENT TO THE LOW POINT OF THE ROOF MAY BE USED AS SECONDARY ROOF DRAINAGE. SCUPPER OPENINGS SHALL BE A MINIMUM OF 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF ROOF DRAIN REQUIRED FOR THE AREA SERVED.

FUTURE SOLAR AREAS CALCS. SOLAR ZONE AREA = 40%

SOLAR AREA PER PLAN	HORIZONTAL PROJECTED AREA
1	5,679 S.F.
2	5,679 S.F.
3	5,679 S.F.
4	5,679 S.F.
5	5,679 S.F.
6	5,679 S.F.
7	5,679 S.F.
8	5,679 S.F.
9	5,679 S.F.
10	5,403 S.F.
TOTAL	56,514 S.F.
ROOF AREA	137,476 S.F.

FUTURE SOLAR ZONE REQUIREMENTS:
40% OF TOTAL ROOF AREA
SECTION CA 103.3 SOLAR-READY ZONE AREA
ROOF AREA = 137,476 S.F. X 40% = 54,990 S.F.
SOLAR ZONE AREA REQUIRED: 54,990 S.F.
SOLAR ZONE PROVIDED:
AREA 1 THRU 10 @ 5,679 S.F. EACH = 56,790 S.F.
56,514 S.F. > 54,990 S.F. THEREFORE OK

NOTE:
SOLAR ZONES SHALL BE SHOWN LOCATED SO AS TO COMPLY WITH THE SHADING PROVISIONS OF 110.10 (b) 3 OF THE ENERGY CODE

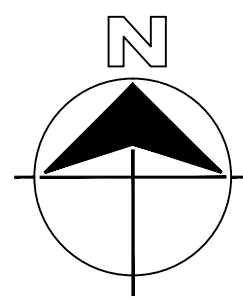
NOTES:

- ALL THE ROOF ELEVATIONS MEASURED FROM TOP OF STEEL LEDGER AND WOOD NAILER TO TOP OF FINISHED FLOOR SLAB MEASURED BELOW THE DESIGNATED ELEVATION (FLOOR SLAB SLOPED 0.5% WHEN APPLICABLE - SEE GRADING PLAN).
- VERIFY & COORDINATE ALL DWGS. WITH ALL TRADES INVOLVED IN THE CONSTRUCTION PROCESS (CIVIL, ARCHIT., STRUCT., MECH., ELEC., ETC.) PRIOR TO THE FABRICATION AND OR CONSTRUCTION OF ALL ITEMS AS CALLED ON THE DWGS.
- OWNER OF TENANT SHALL MAINTAIN ROOF DRAINS AND SCUPPERS SO THAT THEY ARE FREE OF DEBRIS OR ANY BLOCKAGE

SEE GENERAL NOTES ON SHEET A-0.1

ROOF PLAN

1" = 25'-0"



SKYLIGHT NOTES

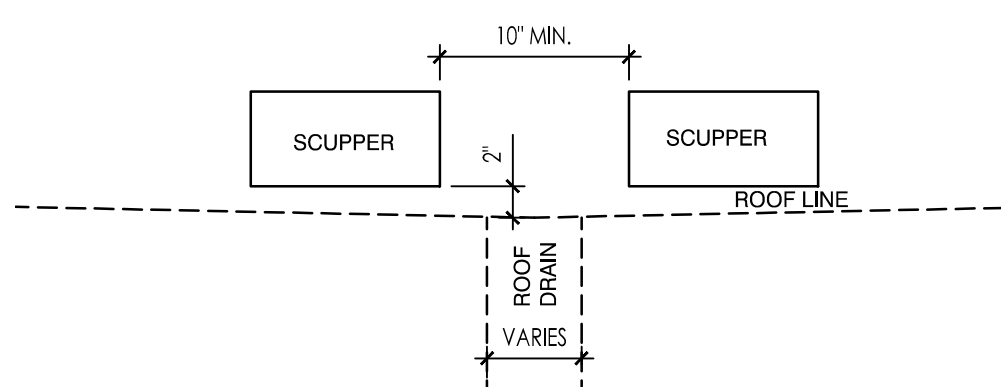
- 48"X96" SMOKE HATCH VENTILATING SKYLIGHT BY BRISTOLITE MODEL 4896 ECO-SVSH-CH-1-HS1-M1-MF WITH RAIN GUARD OR APPROVED EQUIVALENT. UL 793 / ICC REPORT: ESR 3177
- PROVIDE EXTERIOR MANUAL RELEASE
- INSTALL PLYWD. CRICKET ON HIGH SIDE OF CURBS 24" OR WIDER - MITER PLYWOOD CRICKET TO MEET FLUSH W/DECK. RAISE CURB TO MAINTAIN MIN. 7 1/2" CLR. ABOVE TOP OF CRICKET.
- ALL SKYLIGHT HINGES SHALL BE MOUNTED TOWARDS THE WINDS
- SKYLIGHTS SHALL NOT BE WITHIN 20' OF THE PARAPET (AT PROPERTY LINE)

ROOF DRAIN TABLE

NOTE:
SEE PLUMBING DRAWINGS FOR ACTUAL SIZES.
CPC TABLE 1101.12 REQUIREMENTS BASED ON 3"/HR. RAINFALL:

DIAMETER SIZE OF ROOF DRAIN	ALLOWABLE HORIZONTAL PROJECTED AREA
5"	11,530 S.F.
6"	17,995 S.F.
8"	38,660 S.F.

NOTE: EXTERIOR OVERFLOW AREA SHALL BE 3 X EQUAL REQUIREMENT AREA OF ROOF DRAIN



SIZE OF SCUPPERS CALCULATED PER:
• CBC SECTION 1503.4.2
• CPC SECTION 1101.11.2.1

SCUPPER DETAIL

SCALE - 1" = 1'-0"

SKYLIGHT CALCULATIONS:

SKYLIGHT AREA/FLOOR AREA RATIO = 2%
SKYLIGHT AREA: 4' X 8' = 32 S.F.
WAREHOUSE AREA: 134,995 SQ. FT.
VENT AREA: (0.02) X 134,995 S.F. = 32 S.F.
SKYLIGHTS REQUIRED: 84.37
SKYLIGHTS PROVIDED: 100

LEGEND:

T.O.L. TOP OF LEDGER
T.O.N. TOP OF NAILER
T.O.W. TOP OF WALL
H.P. HIGH POINT
L.P. LOW POINT

VERIFY TOP OF PARAPET WITH PANEL ELEV.

ROOF PLAN KEYNOTES

- CONCRETE PARAPET WALL - SEE STRUCT. DRAWINGS FOR THICKNESS
- INTERIOR ROOF DRAIN AND EXTERIOR OVERFLOW - SEE DET: 7 AD-2, 9 AD-2
- INTERIOR ROOF DRAIN AND EXTERIOR OVERFLOW - SEE DET: 6 AD-2
- PLYWOOD BUILT-UP CRICKETS, PROVIDE MIN. 1/4" PER FOOT SLOPE
- ROOF ACCESS HATCH BY BILCO WITH SAFETY EXTENSIONS POLE, PROTECTION CAGE AND INTERMEDIATE LANDING - SEE DET: 20 AD-2, 14 AD-2
- MECHANICAL EQUIPMENT LOCATION, AS SHOWN, SEE MECH. SHEETS, STRUCTURAL SHEET S-2 & DETAIL
- SMOKE HATCH VENTILATING SKYLIGHT - TYPICAL, SEE DETAIL: 3
- CLASS "A" 4 PLY B.U.R. SYSTEM BY POLYGLASS USA, INCORPORATED (ICC ESR-2018 (OR APPROVED EQUAL))
- TYPICAL CONCRETE PANEL JOINT - SEE STRUCTURAL DWGS.
- SLOPED CONCRETE CAP PER STRUCTURAL (NOT USED)
- CANTILEVER TILT-UP WING WALL, SEE STRUCTURAL FOR MORE INFO, SHEET S-3
- 1/4" RISE PER 1'-0" RUN, MINIMUM SLOPE THROUGHOUT ROOF, TYPICAL
- ROOF ADDRESS LETTERS PAINTED IN BLACK, WHEN REQUIRED BY THE CITY SHALL BE PER CITY REQUIREMENTS, BUT SHALL NOT BE LESS THAN 4'-0" HIGH W/ MIN. 1/2" WIDE STROKE PER LETTER. CONTRACTOR SHALL CONFIRM ACTUAL ADDRESS NUMBERS PRIOR TO INSTALLATION
- PROVIDE WHITE REFLECTED COATING AT ROOF OVER CONDITIONED OR FUTURE CONDITIONED SPACE OFFICE AS SHOWN HATCHED, TOPGARD 500" BY JOHNS MANVILLE OR APPROVED EQUIVALENT. THERMAL EMITTANCE AND SOLAR REFLECTANCE, OR SRI VALUES IN ACCORDANCE WITH CALGREEN AS 106.11.2.1 THERMAL EMITTANCE: 0.88 SOLAR REFLECTANCE: 0.83 SRI VALUE: 104
- HORIZONTAL ROOF DRAIN PIPE WITH 1/8" PER LINEAR FOOT SLOPE
- DEDICATED PROPOSED LOCATION OF FUTURE SOLAR PANELS UNDER SEPARATE PERMIT AS SHOWN HATCH, MAX. DESIGN LOAD 40 PSF

AGGREGATE VENT AREA CALCULATIONS:

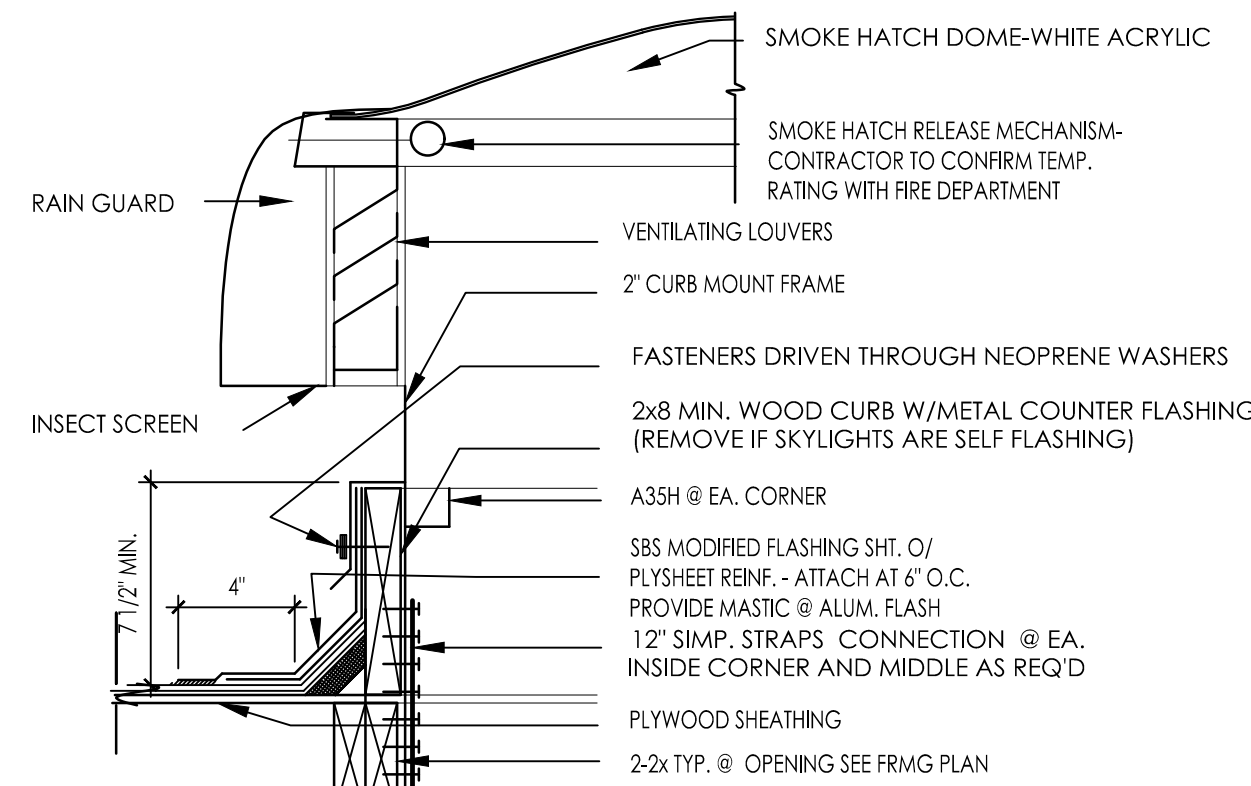
CBC SECTION: 910.3.3 SMOKE AND VENTS AREA

A_{VR} V/9000
134,995 X 32 FT. / 9000
4,319,840 CU. FT. / 9000
479.98
TOTAL VENT AREA PROVIDED: 86 X 32 = 2,752 S.F. > 479.98 OK

NATURAL VENTILATION CALCULATION:

VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 12 OF 2019 CBC FOR INTERIOR ENVIRONMENT:

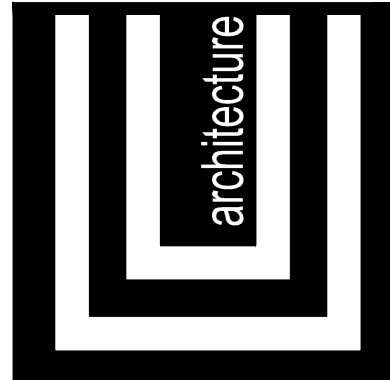
GENERAL WAREHOUSE S-1:
ROOM NET AREA: 137,476 S.F.
VENTILATION RATIO REQUIRED: 49%
VENTILATION AREA REQUIRED: 137,476 S.F. X 0.04 = 5,499 S.F.
VENTILATION BY WAY OF OPENINGS: 2,301 S.F.
VENTILATION BY WAY OF VENTED SKYLIGHTS: 100 LOUVERED SKYLIGHTS X 32 S.F. = 3,200 S.F.
VENTILATION AREA PROVIDED: 2,301 S.F. + 3,200 S.F. = 5,501 S.F.
CHECK: 5,501 S.F. > 5,499 S.F. O.K.



- NOTES:
- LOUVERED SMOKE HATCH DOMES BY ACRYLIGHT SMOKE VENT SKYLIGHTS, MODEL NO. 4896-SV2D-L4-CM-ST-MF-OR, UL#793
 - PROVIDE EXTERIOR MANUAL RELEASE (OR)
 - INSTALL PLYWD. CRICKET ON HIGH SIDE OF CURBS WIDER THAN 96" - MITER PLYWOOD TO MEET FLUSH W/DECK-RAISE CURBS TO MAINTAIN MIN. 7 1/2" CLR. ABOVE TOP OF CRICKET.
 - ALL SMOKE HATCH HINGES SHALL BE MOUNTED TOWARDS THE WINDS
 - SMOKE HATCH SKYLIGHTS SHALL NOT BE WITHIN 20' OF THE PARAPET (AT PROPERTY LINE)
 - SEE ROOF PLAN FOR LOCATION AND QUANTITY
 - ALL THE SKYLIGHT SHALL HAVE RAIN GUARD AND INSECT SCREEN
 - SKYLIGHT/SMOKE HATCH FUSIBLE LINK SHALL OPERATE AT A TEMPERATURE THAT IS AT LEAST 100 DEGREES ABOVE THE SPINKLER HEAD TEMPERATURE.

SMOKE HATCH/ VENTILATING SKYLIGHT

SCALE - N.T.S.

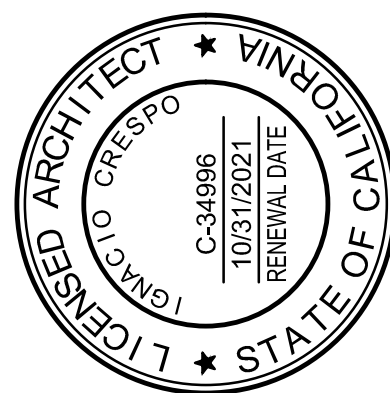


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REVISIONS:

CLIENT: MR. BOBBY NASSIR
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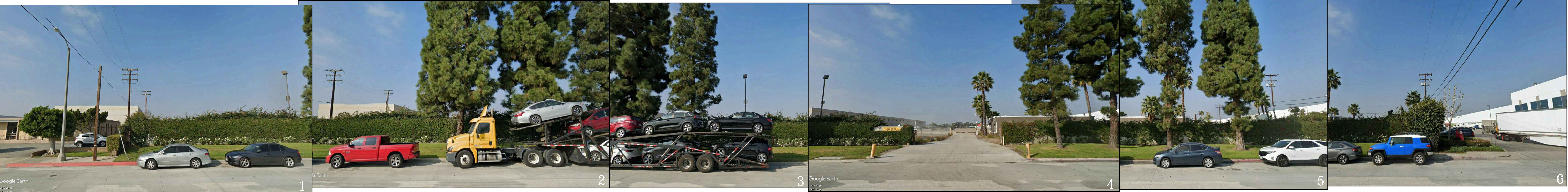
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FLOOR PLANS
SCALE: INDICATED PROJECT NO. A-20-011
DATE: 29MAR21 DRAWN: B.C.

A240
1 OF 2 SHEETS

GREENSTONE AVENUE INDUSTRIAL

SITE PHOTOS

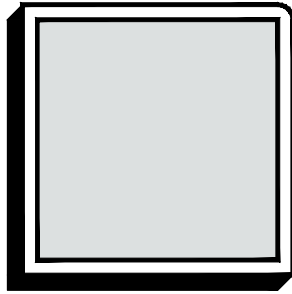


VICINITY MAP
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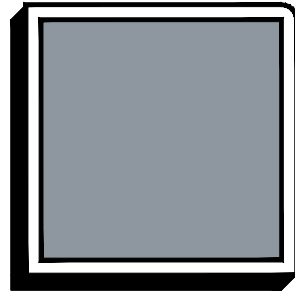


GREENSTONE INDUSTRIAL
WAREHOUSE / OFFICE BUILDING LOCATED AT 11401 GREENSTONE AVENUE, SANTA FE SPRINGS, CA

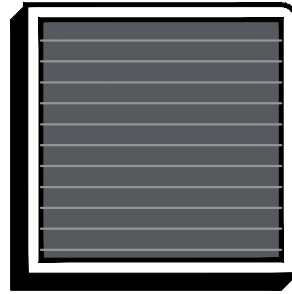
1 FIELD COLOR
DE6344 WISP OF SMOKE



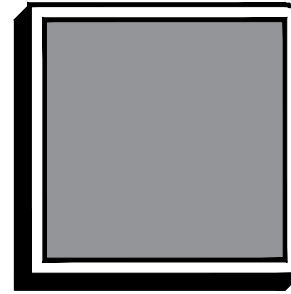
2 ACCENT 1 COLOR
DE6347 SHINING KNIGHT



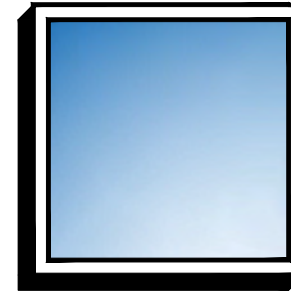
3 ACCENT 2 CLADDING
LONGBOARD: CHARCOAL



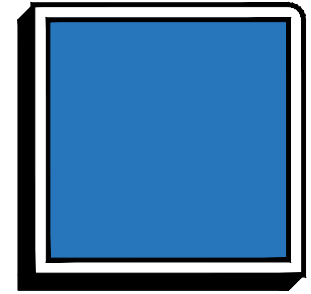
4 ALUCABOND
ALUMINUM CLADDING



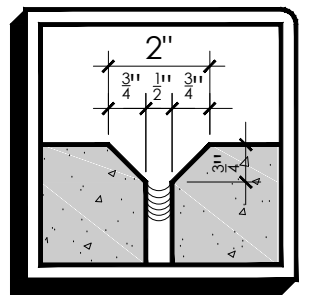
5 PPG SOLARBAN
60 BLUE



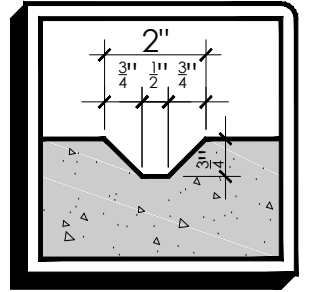
6 PPG SOLARBAN 60
BLUE SPANDREL



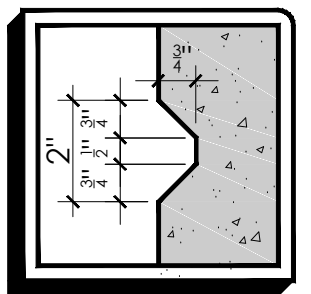
7 2" VERTICAL
REVEAL



8 TYPICAL
PANEL JOINT



9 2" HORIZONTAL
REVEAL



PARTIAL EAST ELEVATION @ GREENSTONE AVE

SCALE: 3/32" = 1'-0"

GREENSTONE INDUSTRIAL

WAREHOUSE / OFFICE BUILDING LOCATED AT 11401 GREENSTONE AVE., SANTA FE SPRINGS, CA

O.C. DESIGN &
ENGINEERING





GREENSTONE INDUSTRIAL

Attachment 4: Initial Study/Mitigated Negative Declaration with Traffic Study

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

GREENSTONE AVENUE INDUSTRIAL DEVELOPMENT
11401 GREENSTONE AVENUE
SANTA FE SPRINGS, CALIFORNIA



LEAD AGENCY:

CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670

REPORT PREPARED BY:

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MAY 25, 2021

SFSP 073

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Greenstone Avenue Industrial Development.

APPLICANT: Mr. Bobby Nassir, 1820 San Vicente Boulevard, Santa Monica, California, 90402.

ADDRESS: 11401 Greenstone Avenue, Santa Fe Springs, CA, 90670. Assessor Parcel Number (APN): **8026-018-023**.

CITY/COUNTY: Santa Fe Springs, Los Angeles County.

DESCRIPTION: This Initial Study evaluates the environmental impacts associated with the construction and subsequent development of a 6.63-acre site located in the central portion of the City of Santa Fe Springs. The proposed project site is located at 11401 Greenstone Avenue and the corresponding assessor's parcel number (APN) is 8026-018-023. The proposed project would involve the construction of a new 144,434 square foot building that would include a 6,958 square foot mezzanine. Of this total floor area, 134,995 square feet would include warehouse space, 5,421 square feet of office space, and 4,018 square feet of storage space. A total of 16 dock high loading doors will be provided along the building's north elevation. A total of 205 parking spaces will be provided for employees and visitors. Access to the site will be provided by two, 40-foot wide driveway connections with the west side of Greenstone Avenue.

FINDINGS: The environmental analysis provided in the attached **Initial Study** indicates that the proposed project will not result in any significant adverse impacts with the implementation of the appropriate mitigation measures. For this reason, the City of Santa Fe Springs determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached **Initial Study**:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the **City**.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis is provided in the attached **Initial Study** prepared for the proposed project. The project is also described in greater detail in the attached **Initial Study**.

Signature

Date

City of Santa Fe Springs Planning and Development Department



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SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study evaluates the environmental impacts associated with the construction and subsequent development of a 6.63-acre site located in the central portion of the City of Santa Fe Springs. The proposed project site is located at 11401 Greenstone Avenue and the corresponding assessor's parcel number (APN) is 8026-018-023. The proposed project would involve the construction of a new 144,434 square foot building that would include a 6,958 square foot mezzanine. Of this total floor area, 134,995 square feet would include warehouse space, 5,421 square feet of office space, and 4,018 square feet of storage space. A total of 16 dock high loading doors will be provided along the building's north elevation. A total of 205 parking spaces will be provided for employees and visitors. Access to the site will be provided by two, 40-foot wide driveway connections with the west side of Greenstone Avenue.¹

The City of Santa Fe Springs is the designated *Lead Agency* for the proposed project and will be responsible for the project's environmental review.² The operation of the proposed development is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process.³ The project Applicant is Mr. Bobby Nassir, 1820 San Vicente Boulevard, Santa Monica, California, 90402.

As part of the proposed project's environmental review, the City of Santa Fe Springs has authorized the preparation of this Initial Study.⁴ The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. An additional purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Santa Fe Springs with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), or Negative Declaration (ND) for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Santa Fe Springs in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation,

¹ C.E.G. Construction, Inc. *Greenstone Avenue Industrial Site Plan, Sheet A 100-05*. December 8, 2020.

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. §21067.

³ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 2016 (CEQA Guidelines). §15060 (b).

⁴ Ibid.

that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.⁵ Questions and/or comments should be submitted to the following individual:

Vince Velasco, Associate Planner
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
562-868-0511

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 Project Description*, provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the construction (site improvement) and the subsequent operation of the proposed project.
- *Section 4 Conclusions*, summarizes the findings of the analysis.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.



⁵ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 2016 (CEQA Guidelines). §15060 (b).

SECTION 2 - PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

This Initial Study evaluates the environmental impacts associated with the construction and subsequent development of a 6.63-acre site located in the central portion of the City of Santa Fe Springs. The proposed project would involve the construction of a new 144,434 square foot building that would include a 6,958 square foot mezzanine. Of this total floor area, 134,995 square feet would include warehouse space, 5,421 square feet of office space, and 4,018 square feet of storage space. A total of 16 dock high loading doors will be provided along the building's north elevation. A total of 205 parking spaces will be provided for employees and visitors. Access to the site will be provided by two, 40-foot-wide driveway connections with the west side of Greenstone Avenue.⁶

2.2 PROJECT LOCATION

The project site is located within the central portion of the City of Santa Fe Springs and occupies frontage along the west side of Greenstone Avenue. The City of Santa Fe Springs is located approximately 13 miles southeast of Downtown Los Angeles and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by Whittier and an unincorporated County area (West Whittier); on the east by Whittier, La Mirada, and an unincorporated County area (East Whittier); on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey.⁷

Major physiographic features located in the vicinity of the City include the San Gabriel River, located approximately 2.9 miles west of the project site and the Puente Hills, located 3.9 miles northeast of the site. Regional access to Santa Fe Springs is possible from two freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation and the I-605 Freeway extends along the City's westerly side in a southwest-northeast orientation.⁸ The location of Santa Fe Springs in a regional context is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2.

The project site's legal address is 11401 Greenstone Avenue, Santa Fe Springs, California, 90670. The project site is located on the west side of Greenstone Avenue approximately 1,350 feet south of Lakeland Road. The corresponding assessor's parcel number (APN) is 8026-018-023.⁹ Shoemaker Avenue, located approximately 900 feet to the east of the project site, is the corporate boundary between the City of Santa Fe Springs and the County of Los Angeles. A local map is provided in Exhibit 2-3. The nearest arterial roadways to the project site include Florence Avenue, located approximately 0.84 miles to the north of the site (via Bloomfield Avenue), and Imperial Highway, located approximately 0.86 miles to the south of the project site (via Sunshine Avenue and Shoemaker Avenue).¹⁰

⁶ C.E.G. Construction, Inc. *Greenstone Avenue Industrial Site Plan, Sheet A 100-05*. December 8, 2020.

⁷ Google.com/maps. Website accessed April 5, 2021.

⁸ Ibid.

⁹ C.E.G. Construction, Inc. *Greenstone Avenue Industrial Site Plan, Sheet A 100-05*. December 8, 2020.

¹⁰ Google.com/maps. Website accessed April 5, 2021.

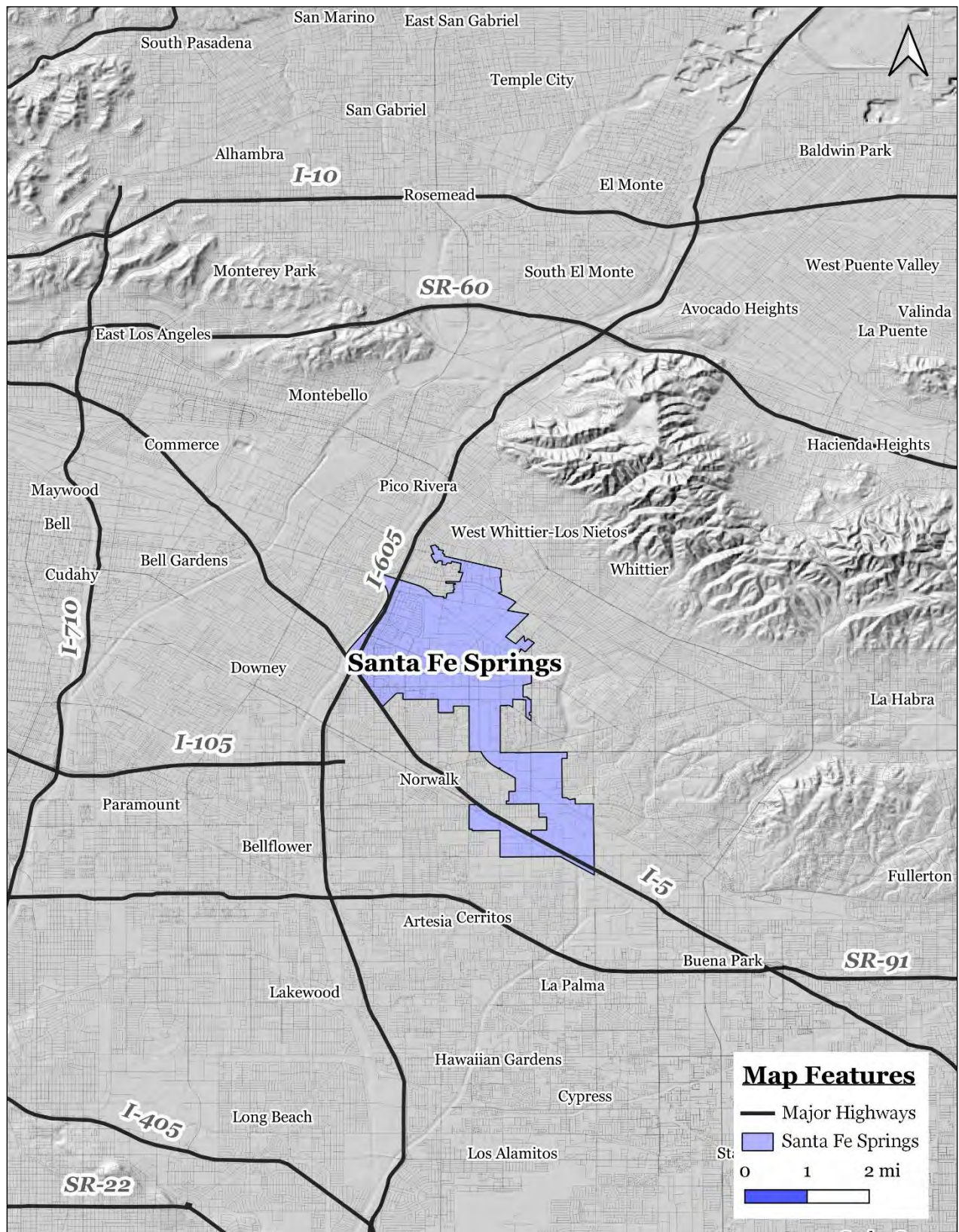


EXHIBIT 2-1
REGIONAL LOCATION
SOURCE: QUANTUM GIS

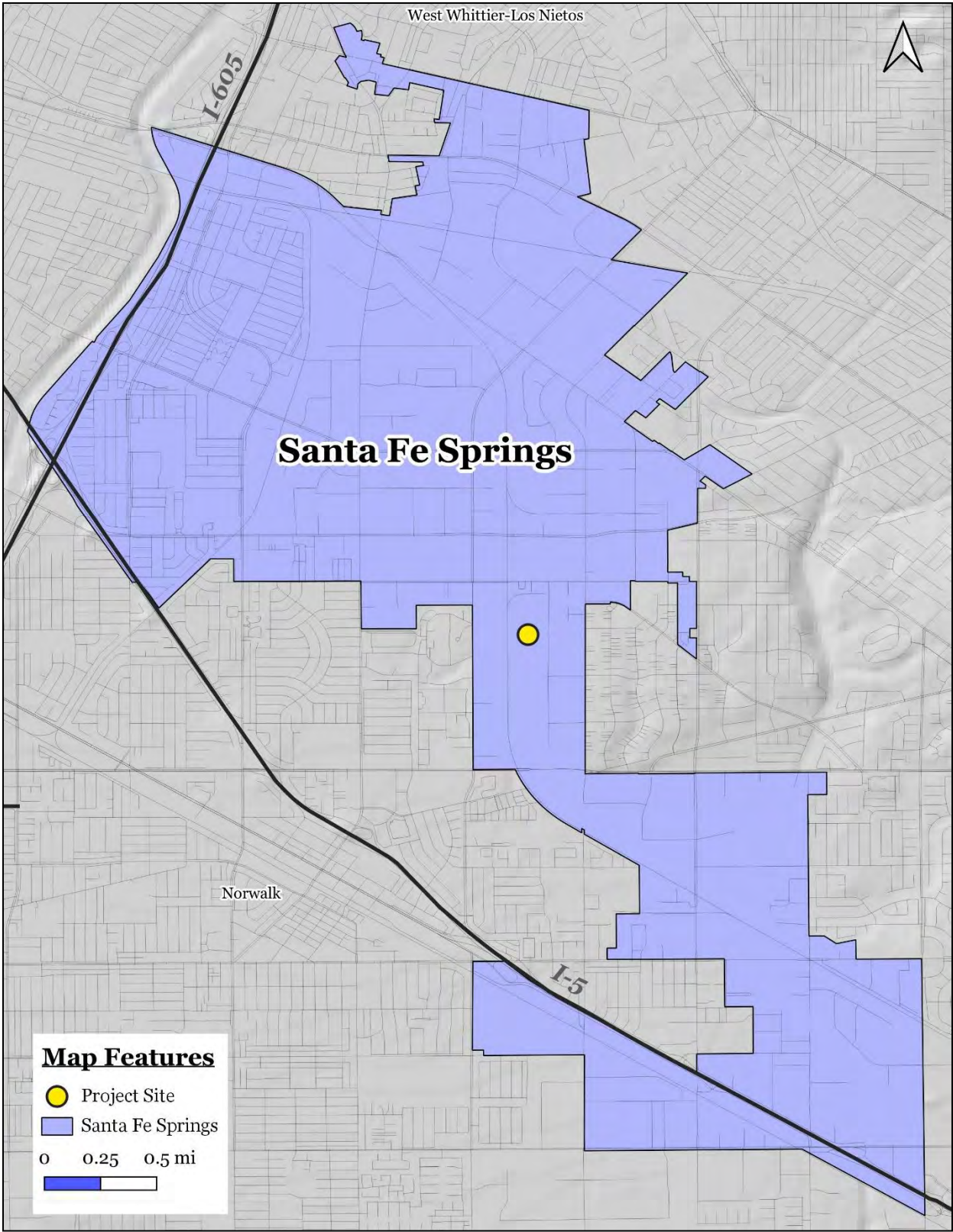


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS

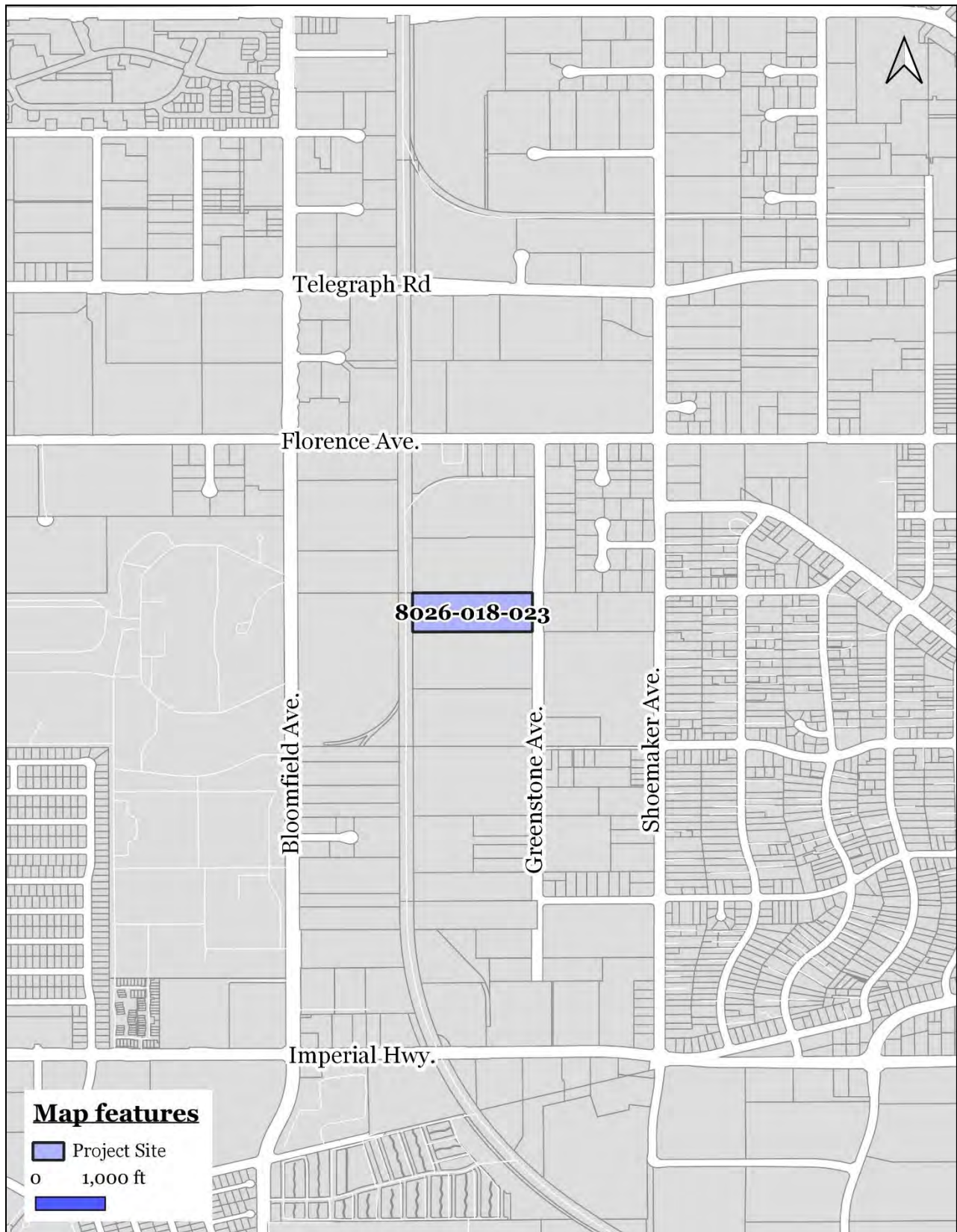


EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

2.3 ENVIRONMENTAL SETTING

The 6.63-acre project site is currently being used as a truck trailer parking facility and is occupied by J. B. Hunt Transport Services, Inc. The project site is surrounded by development on all sides. **Exhibits 2-4 is an aerial photograph of the project site.** Surrounding land uses in the vicinity of the project site are listed below:

- *North of the Project Site.* A distribution use, TwinMed, LLC., is located to the north of the site at 11133 Greenstone Avenue. The site is located adjacent to the project site.¹¹
- *South of the Project Site.* A manufacturing building, Maruichi American Corp. is located to the south of the site at 13929 Greenstone Avenue. This use is located adjacent to the project site's south side.¹²
- *East of the Project Site.* Greenstone Avenue extends along the project site's east side. Further east, on the east side of Greenstone Avenue, are other industrial uses. The Rio Hondo Fire Academy is located opposite the project site on the east side of Greenstone Avenue at 11400 Greenstone Avenue. A new FedEx Ground shipping facility is located further south.¹³
- *West of the Project Site.* A railroad right-of-way extends along the site's west side. Further west, is Kelly Pipe Co.¹⁴

As indicated previously, the project site is currently occupied by J. B. Hunt Transport Services, Inc. The site is being used as a truck trailer parking facility. An office and a maintenance building occupy the northeast corner of the property and these improvements will be removed when development commences. The majority of site is currently unpaved though the site is level and has been graded. The site's frontage along Greenstone Avenue is landscaped and includes seven mature evergreen trees in the parkway area. Access to the site is currently provided by a single driveway located along the west side of Greenstone Avenue.¹⁵

The project site is located approximately 1,000 feet, north of the former Kalico Number 1 Landfill which is located at 11801 Greenstone Avenue. According to the City's methane zone maps, the proposed project site is located within a methane risk zone. Within the project site are a number of extraction monitoring wells that will be relocated to the site's southwest corner.¹⁶

¹¹ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on April 25, 2021.

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ City of Santa Fe Springs. [Methane Zones](#). Website accessed April 27, 2021.

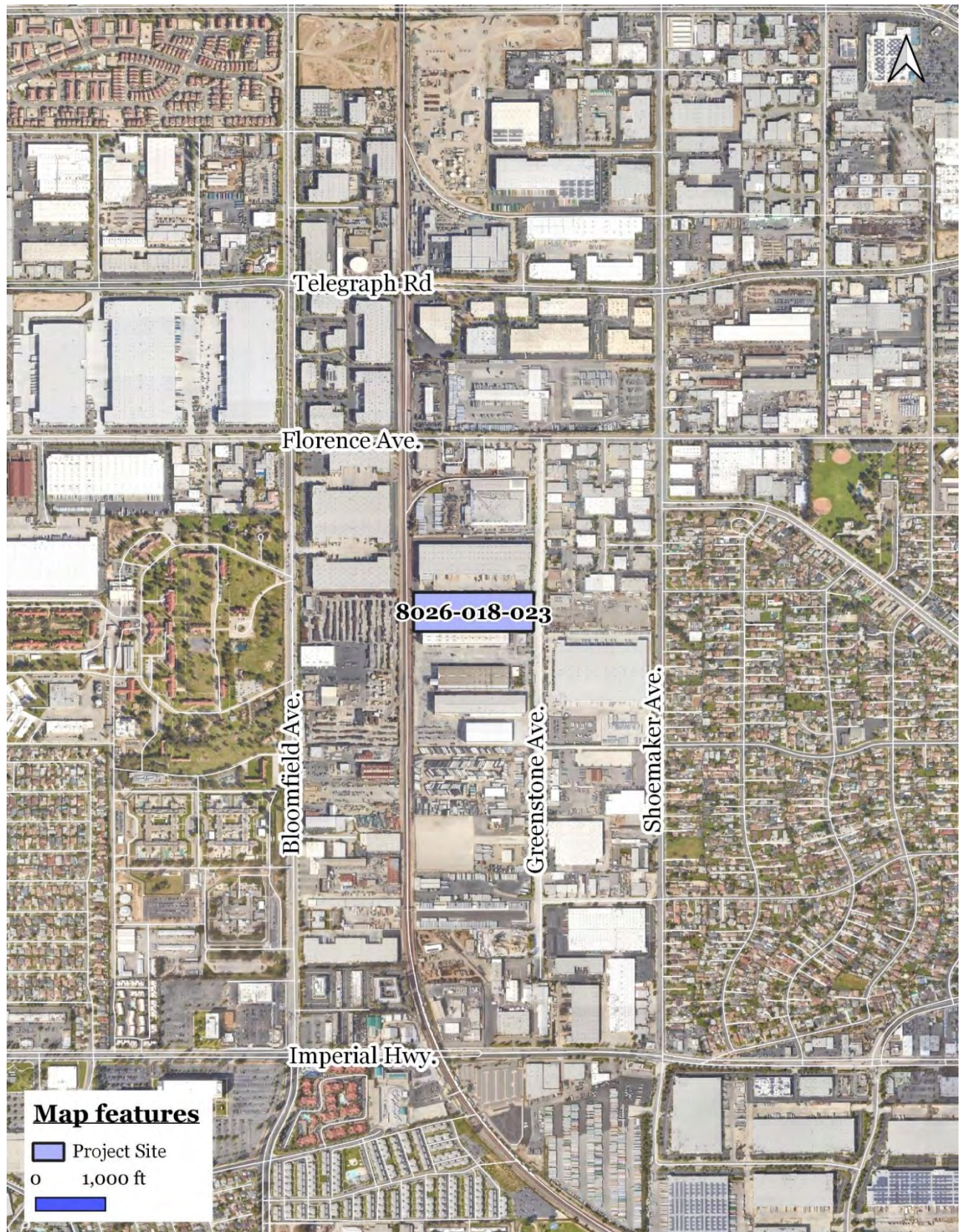


EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: QUANTUM GIS

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will involve the construction of a new 144,434 square foot warehouse building within the 6.63-acre site. The proposed project will consist of the following elements:

- *Site Plan.* The project site has a total land area of 6.63 acres (288,935 square feet). The project site is rectangular in shape with a width (north to south) of 337 feet and a depth (east to west) of 857 feet. Once developed, the lot coverage would be 50% and the floor area ratio (FAR) would be 0.499:1.0. The project site, following development would be occupied by the single 144,434 square foot tilt-up concrete building. The loading docks (16 dock high doors) and truck maneuvering areas would be located in the northern portion of the site while the other parking areas would be concentrated along the north and east sides.
- *Building.* The proposed project would involve the construction of a new 144,434 square foot building that would include a 6,958 square foot mezzanine. The mezzanine would total 6,958 square feet and would include 2,940 square feet of office and 4,018 square feet of storage. Of the total building floor area, 134,995 square feet would include warehouse space, 5,421 square feet of office space, and 4,018 square feet of storage space. The building's dimensions are 728 feet (east to west) by 216 feet (north to south). The maximum outside height of the building would be 38 feet, 6-inches.¹⁷
- *Access and Circulation.* Access to the site will be provided by two, 40-foot-wide driveway connections located along the west side of Greenstone Avenue. The northernmost driveway will be the nearest driveway to the loading/receiving docks and the truck maneuvering area. The southernmost driveway will also be available for both trucks and vehicles. A 26-foot wide roadway will be located around the building and will also serve as a fire lane.¹⁸
- *Parking.* A total of 205 parking spaces will be provided for employees and visitors. A total of 139 stalls will be standard size, 8 stalls will be ADA accessible, 16 stalls will be reserved for clean air vehicles, and 10 stalls will be reserved for EV vehicles. Parking areas will be concentrated in the front (eastern) portion of the site, along the northern side, and 32 parallel spaces along the site's south side.¹⁹
- *Landscaping.* A total of 17,425 square feet of land area will be landscaped. Of this total, 6,408 square feet will be located in the Greenstone frontage and the remaining 11,017 square feet will be located around the new building and along the north and west perimeter. All of the landscaping will be drought resistant (xeriscape).²⁰

¹⁷ C.E.G. Construction, Inc. *Greenstone Avenue Industrial Site Plan, Sheet A 100-05*. December 8, 2020.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Ibid.

The proposed project is summarized in Table 2-1. The proposed site plan is provided in Exhibit 2-5 and the building elevations are provided in Exhibits 2-6 and 2-7.

Table 2-1
Summary of Proposed Project

Project Element	Total Project
Parcel (Site) Area	288,935 sq. ft. (6.63 acres)
Building Floor Area	144,434 sq. ft.
Floor Area Ratio (FAR)	0.499 to 1.0
Lot Coverage	50%
Building Height	38 feet
Parking Stalls	205 parking spaces
Loading Docks	16 truck doors
Landscape Area	17,425 sq. ft.

Source: C.E.G. Construction, Inc. *Greenstone Avenue Industrial Site Plan, Sheet A 100-05*. December 8, 2020.

2.4.2 CONSTRUCTION CHARACTERISTICS

The construction of the phase for the proposed project would take approximately nine months to complete. The key construction phases are outlined below:

- *Grading and Site Preparation.* The project site will be readied for the construction of the proposed project. All of the existing onsite improvements will be removed during this phase. This must be done prior to building construction. This phase will take approximately one month to complete.
- *Construction.* The new building will be constructed during this phase. This phase will take approximately four months to complete.
- *Paving.* This phase will involve the addition of paving of the roadway and parking areas. This phase will take approximately two months to complete.
- *Landscaping and Finishing.* This phase will involve the planting of landscaping, painting of the building, and the completion of the on-site improvements. This phase will last approximately two months.

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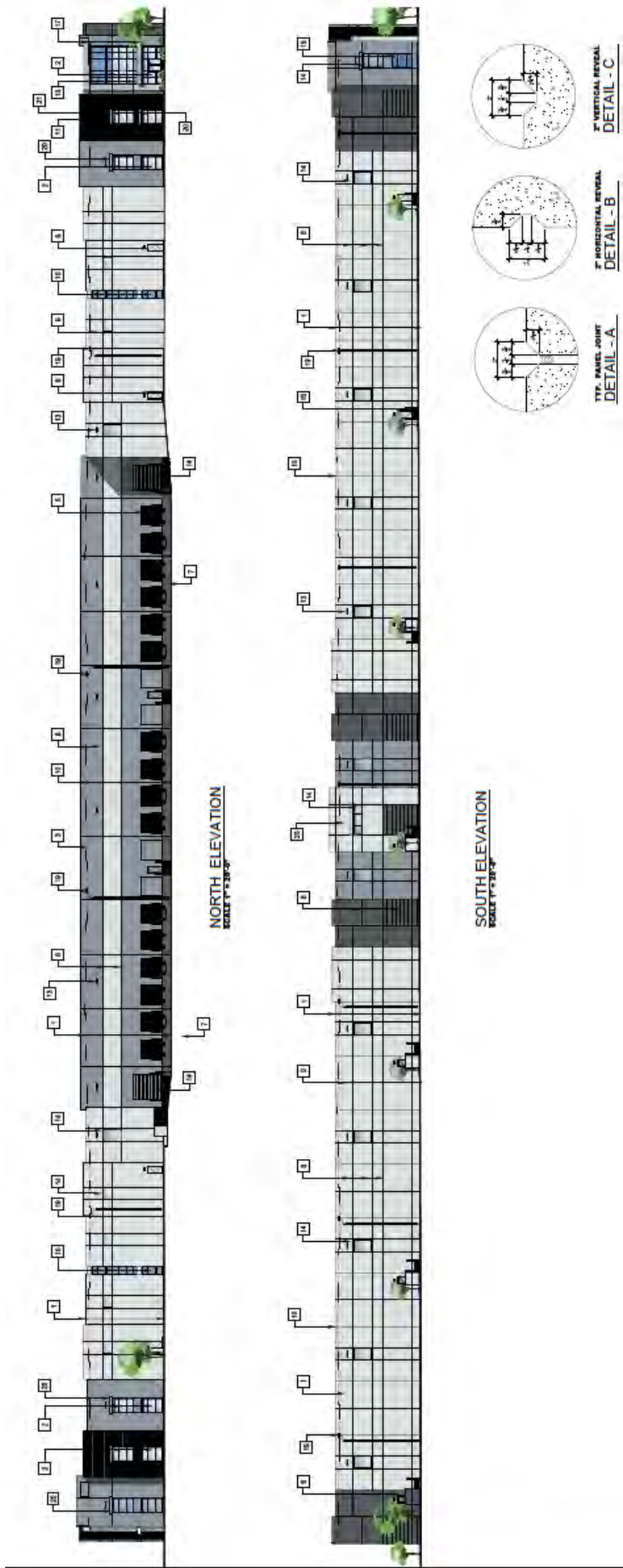


EXHIBIT 2-7
BUILDING 1 ELEVATIONS
SOURCE: C.E.G.

2.4.2 OPERATIONAL CHARACTERISTICS

The specific business and/or tenant(s) that would ultimately occupy the proposed building are not known at this time. Any prospective use must be either permitted by right or conditionally permitted under the City of Santa Fe Springs Zoning Ordinance. The operating hours of the potential business or businesses that may ultimately occupy the building are also unknown at this time. The proposed project is anticipated to add up to 95 new jobs based on a ratio of one employee per 1,518 square feet of floor area.²¹ Nevertheless, the project will have an adequate supply of parking to accommodate demand from new employees.

2.5 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Santa Fe Springs) that calls for an exercise of judgment in deciding whether to approve a project. The proposed project will require the approval of the following discretionary actions:

- **Development Plan Approval (DPA Case No. 980)** to construct an industrial buildings on land currently used a truck trailer parking facility; and,
- **Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).**

2.6 RELATED (CUMULATIVE) PROJECTS

Cumulative impacts refer to the combined effect of project impacts with the impacts of other past, present, and reasonably foreseeable future projects. As set forth in the *CEQA Guidelines* Section 15355,

“Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may include changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually **minor but collectively significant projects taking place over a period of time.”**

The cumulative project list identified below and on the following page was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Related Project #1 - Lakeland Road Housing Development.* This related project would involve the construction of a new 139-unit housing development on a site located near the intersection of Lakeland Road and Laurel Avenue. The proposed project would involve the construction and occupancy of 121 rental units and 18 owner-occupied townhome condominium units. The proposed project would also include the development of a total of four adjacent parcels, all with a Multiple-

²¹ The Natelson Company, Inc. *Employment Density Study Summary Report*. October 31, 2001.

Family Residential-Planned Unit Development (R3-PD) designation. The total land area to be developed with the construction of the proposed project is 4.68 acres (203,761 square feet). **This related project is located approximately 3,200 feet to the northeast of the project site.** The project is currently seeking entitlements.

- *Related Project #2 - Lakeland Apartments.* This related project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. The project site is a remnant of Carmela Elementary School, which is adjacent to the related project site. This related project will consist of seven new apartment buildings and a community/recreation building (amenity building). This related project is located approximately 3,100 feet to the west of the project site. This project has been approved by the City and construction activities have commenced.
- *Related Project #3 - Greenstone Trailer Parking Project.* The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would consist of 202,000 square feet and would be designed to accommodate 158 trailer parking spaces. The new parking lot will provide trailer parking for the nearby FedEx facility. **This related project is located approximately 2,000 feet to the south of the project site.** This related project was recently completed and is now operational.
- *Related Project #4 - Rexford Project, 12133 Greenstone Avenue.* The proposed project would involve the expansion of an existing truck terminal with a total land area of approximately 4.7-acres. **As proposed, the lot will include 80 designated parking spaces for the parking of trucks and trailers as well as 35 standard parking stalls with 15 docking positions.** In addition, an existing warehouse and maintenance building consisting of 12,586 square feet of floor area, will be refurbished with a new four-foot-high loading dock with an additional 4,633 square feet as the proposed building will be a total of 17,219 square feet. This related project is located approximately 2,240 feet to the south of the project site. This related project is awaiting approval.

The nearest related projects to the proposed project site include two related projects (Related Projects #3 and #4) located to the south of the project site on Greenstone Avenue. The potential for projects to have a cumulative impact depends on both their geographic location as well as the timing of development. The geographic area affected by cumulative projects will vary depending on the environmental topic. For example, construction noise impacts would be limited to areas directly affected by construction noise, **whereas the area affected by a project's air emissions generally includes the local South Coast Air Basin.** The timing of the future projects is likely to fluctuate due to schedule changes or other unknown factors.



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SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

Aesthetics (Section 3.1);	Mineral Resources (Section 3.12);
Agricultural & Forestry Resources (Section 3.2);	Noise (Section 3.13);
Air Quality (Section 3.3);	Population & Housing (Section 3.14);
Biological Resources (Section 3.4);	Public Services (Section 3.15);
Cultural Resources (Section 3.5);	Recreation (Section 3.16);
Energy (Section 3.6)	Transportation (Section 3.17);
Geology & Soils (Section 3.7);	Tribal Cultural Resources (Section 3.18);
Greenhouse Gas Emissions; (Section 3.8);	Utilities (Section 3.19);
Hazards & Hazardous Materials (Section 3.9);	Wildfire (Section 3.20); and,
Hydrology & Water Quality (Section 3.10);	Mandatory Findings of Significance (Section
Land Use & Planning (Section 3.11);	3.21).

The environmental analysis included in this section reflects the Initial Study Checklist format used by the City of Santa Fe Springs in its environmental review process (refer to Section 1.3 herein). Under each issue area, an analysis of impacts is provided in the form of questions followed by corresponding detailed responses. For the evaluation of potential impacts, questions are stated, and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Santa Fe Springs or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant.

This Initial Study will assist the City of Santa Fe Springs in making a determination as to whether there is a potential for significant adverse impacts on the environment associated with the implementation of the proposed project.

3.1 AESTHETICS

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

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on aesthetics if it results in any of the following:

- Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?
- Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? **or,**
- Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect on a scenic vista?* • **No Impact.**

The proposed project would involve the construction and subsequent development of a 6.63-acre site located in the central portion of the City of Santa Fe Springs. The proposed project site is a new 144,434 square foot building that would replace an existing truck trailer storage yard. Once constructed, the proposed project will not negatively impact views of the Puente Hills (located approximately 3.9 miles

northeast of the project site) because current development along Greenstone Avenue and other local roads restricts views of the Puente Hills from uses near the project site. In addition, all of the adjacent properties are industrial in nature (the site and the surrounding properties are all zoned M-2). Once occupied, public viewsheds of the surrounding areas would continue to be visible from the public right-of-way.²² The proposed project will facilitate the develop of an existing underutilized site with new development. As a result, no impacts will occur.

B. *Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* • **No Impact.**

According to the California Department of Transportation (Caltrans), the nearby roadways, including Greenstone Avenue, are not designated State or County designated scenic highway. The closest designated scenic highway to the project site is a 7-mile segment of the Orange Freeway (SR-57), located approximately 12 miles to the east of the project site.²³ Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road. The proposed project site does not contain any significant heritage trees, significant rock outcroppings or existing historic structures. The project site does not contain any buildings listed in the State or National registrar. As a result, no impacts will occur.

C. *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from a publicly accessible vantage point)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?* • **No Impact**

The project site is currently used as a truck trailer parking facility.²⁴ The project site and the surrounding properties are developed in industrial uses. The proposed new development will conform to the applicable M2 zoning requirements. As a result, no impacts will occur.

D. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* • **Less than Significant Impact.**

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as light trespass which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. There are no light sensitive land uses located within close proximity to the project site. The nearest sensitive receptors to the project site are the residential neighborhoods located approximately 950 feet to the east, on the east side of Shoemaker Road. Project-related sources of nighttime light would include streetlights, parking lot security lighting, and vehicular headlights. Lighting that will be utilized by the proposed development will be typical of that associated with residential uses and would be provided in order to illuminate the building entrances and parking areas. The

²² Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 27, 2021.

²³ California Department of Transportation. *Official Designated Scenic Highways*. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

²⁴ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on April 27, 2021.

project's exterior lighting would be directed towards the interior of the project site and away from any nearby land uses. Additionally, the proposed project will include directional lighting with shielding to ensure that on-site lighting does not cause light trespass onto the adjacent properties. Any potential light and glare from the parking areas would be required to comply with Section 155.496 of the City of Santa Fe Springs Municipal Code. As a result, less than significant impacts are anticipated to result upon the implementation of the proposed project.

CUMULATIVE IMPACTS

The potential aesthetic impacts related to views, aesthetics, and light and glare are site-specific. Furthermore, the analysis determined that the proposed project combined with one or more of the related projects would not restrict scenic views along the local streets, damage or interfere with any scenic resources or highways, degrade the visual character of the project site and surrounding areas, or result in light and glare impacts. As a result, no cumulative aesthetic impacts will occur.

MITIGATION MEASURES

The analysis of aesthetics indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.2 AGRICULTURE & FORESTRY RESOURCES

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

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on agriculture and forestry resources if it results in any of the following:

- Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- Would the project result in the loss of forest land or conversion of forest land to non-forest use?
- Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?* • **No Impact.**

The proposed project would involve the construction and subsequent development of a 6.63-acre site located in the central portion of the City of Santa Fe Springs. The proposed project site is a new 144,434 square foot building that would replace an existing truck trailer storage yard. According to the California Department of Conservation, the project site does not contain any areas of Farmland of Statewide Importance. According to the California Department of Conservation, the City of Santa Fe Springs does not contain any areas of *Prime Farmland, Unique Farmland, or Farmland of Statewide Importance*. A Light Agriculture zone (A-1) exists within the City's zoning code and the proposed project site's M-2 zoning designation permits agricultural uses, excluding dairies, stockyards, slaughter of animals and manufacture of fertilizer.²⁵ The proposed project will not require a zone change and no loss of land zoned for permitting agricultural uses will occur. The implementation of the proposed project would not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses. As a result, no impacts will occur.

- B. *Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?* • *No Impact.*

According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract since the land does not qualify for a Williamson Act Contract.²⁶ There are no agricultural uses located within the site that would be affected by the project's implementation. As a result, no impacts will occur.

- C. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?* • **No Impact.**

The proposed project would involve the construction and subsequent development of a 6.63-acre site located in the central portion of the City of Santa Fe Springs. The proposed project site is a new 144,434 square foot building that would replace an existing truck trailer storage yard. No forest lands are located within the vicinity of either site. Furthermore, the site's existing zoning designation does not contemplate forest land uses. As a result, no impacts will occur.

- D. *Would the project result in the loss of forest land or conversion of forest land to a non-forest use?* • *No Impact.*

No forest lands are located within the project site or surrounding area. No loss or conversion of forest lands to urban uses would result from the proposed project's implementation. As a result, no impacts will occur.

²⁵ City of Santa Fe Springs Municipal Code. *Title XV, Land Usage*. Chapter 155, Code 155.241, Principal Permitted Uses.

²⁶ California Department of Conservation. *State of California Williamson Act Contract Land*.
<https://www.conservation.ca.gov/dlrp/wa/Pages/Farmland-Security-Zones.aspx>

- E.** *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use?* • **No Impact.**

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farmland or forest land. As a result, no impacts will occur. The proposed project would not involve any changes to the existing environment which could result in the conversion of farmland to non-agricultural use, or the conversion of forest land to a non-forest use. As a result, no impacts will occur.

CUMULATIVE IMPACTS

The analysis determined that there are no agricultural or forestry resources in the project area and that the implementation of the proposed project would not result in any impacts on these resources. In addition, none of the related projects would involve any impacts related to the loss of farmland resources or forestry impacts. As a result, no cumulative impacts on agriculture or forestry resources will occur.

MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.3 AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				✗
B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			✗	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?			✗	
D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✗

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on air quality if it results in any of the following:

- Would the project conflict with or obstruct implementation of the applicable air quality plan?
- Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- Would the project expose sensitive receptors to substantial pollutant concentrations?
- **Would the project** result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:

- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain. Carbon monoxide is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.

- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. Nitrogen dioxide is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.
- *PM₁₀ and PM_{2.5}* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles because fine particles can more easily cause irritation.

Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day or 2.50 tons per quarter of reactive organic compounds;
- 100 pounds per day or 2.50 tons per quarter of nitrogen dioxide;
- 550 pounds per day or 24.75 tons per quarter of carbon monoxide;
- 150 pounds per day or 6.75 tons per quarter of PM₁₀;
- 55 pounds per day or 2.43 tons per quarter of PM_{2.5}; or,
- 150 pounds per day or 6.75 tons per quarter of sulfur oxides.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan?* • **No Impact.**

The proposed project would involve the construction and subsequent development of a 6.63-acre site located in the central portion of the City of Santa Fe Springs. The proposed project site is a new 144,434 square foot building that would replace an existing truck trailer storage yard..²⁷ Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:

²⁷ C.E.G. Construction, Inc. *Greenstone Avenue Industrial Site Plan, Sheet A 100-05*. December 8, 2020.

- Consistency Criteria 1 refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- Consistency Criteria 2 refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.²⁸

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Tables 3-1 and 3-2). The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Santa Fe Springs. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to have an employment population of 20,300 job through the year 2045, which is an increase of 2,400 jobs from the 2020 figure.²⁹ The proposed project's number of 95 new jobs is well within SCAG's population projections for the City of Santa Fe Springs and the proposed project will not violate Consistency Criteria 2. As a result, no impacts related to the implementation of the AQMP are anticipated.

B. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?* • **Less than Significant Impact.**

According to the SCAQMD, any project is significant if it triggers or exceeds the most appropriate evaluation criteria. **The project's construction period is expected to last approximately nine months and would include site preparation, grading, erection of the new industrial development, and the finishing of the project (e.g., painting, landscaping, paving of parking area). The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2020.4.0). Model defaults were used for construction phase lengths and construction equipment. The model assumed the entire construction period would occur over a nine-month period. It was also assumed that the project would water exposed areas three times daily during construction earthmoving activities to reduce fugitive dust emissions as directed under SCAQMD Rule 403 and would use architectural coatings with a maximum VOC content of 50 g/L, in compliance with SCAQMD Rule 1113. As shown in Table 3-1, daily construction emissions will not exceed the SCAQMD significance thresholds. Since the project area is located in a non-attainment area for Ozone and particulates, the contractors will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.³⁰ The contractors will be**

²⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

²⁹ Southern California Association of Governments. *Adopted Growth Forecast Regional Transportation Plan 2016-2040*. <http://gisdata.scag.ca.gov/Pages/SocioEconomicLibrary.aspx>

³⁰ South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.

responsible for being familiar with and implementing any pertinent best available control measures. Therefore, less than significant impacts will occur.

Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition (on-site)	2.64	25.72	20.6	0.04	1.24	1.15
Demolition (off-site)	0.05	0.04	0.56	--	0.17	0.04
Total Demolition	2.69	25.76	21.16	0.04	1.41	1.19
Site Preparation (on-site)	3.17	33.08	19.7	0.04	20.21	11.47
Site Preparation (off-site)	0.06	0.04	0.68	--	0.20	0.05
Total Site Preparation	3.23	33.12	20.38	0.04	20.41	11.52
Grading (on-site)	1.95	20.86	15.27	0.03	7.53	4.23
Grading (off-site)	0.05	0.04	0.57	--	0.17	0.04
Total Grading	2.00	20.9	15.84	0.03	7.7	4.27
Building Construction (on-site)	1.71	15.62	16.36	0.03	0.81	0.76
Building Construction (off-site)	0.25	1.28	2.69	0.01	0.85	0.24
Total Building Construction	1.96	16.9	19.05	0.04	1.66	1.00
Paving (on-site)	0.98	9.52	12.2	0.02	0.49	0.45
Paving (off-site)	0.07	0.05	0.76	--	0.22	0.06
Total Paving	1.05	9.57	12.96	0.02	0.71	0.51
Architectural Coatings (on-site)	44.84	1.41	1.81	--	0.08	0.08
Architectural Coatings (off-site)	0.04	0.03	0.45	--	0.13	0.04
Total Architectural Coatings	44.88	1.44	2.26	--	0.21	0.12
Maximum Daily Emissions	44.88	33.13	21.16	0.04	20.41	11.52
Daily Thresholds	75	100	55o	150	150	55

Source: CalEEMod V.2020.4.0.

Long-term emissions refer to those air quality impacts that will occur once the proposed development has been constructed and is occupied. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular traffic. The analysis of long-term operational impacts also used the CalEEMod V.2020.4.0 computer model. Table 3-2 depicts the estimated operational emissions generated by the proposed project.

Table 3-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Area-wide (lbs/day)	3.23	--	0.01	0	--	--
Energy (lbs/day)	0.08	0.7	0.59	--	0.05	0.05
Mobile (lbs/day)	3.24	4.48	36.3	0.08	8.71	2.36
Total (lbs/day)	6.55	5.18	36.9	0.08	8.76	2.41
Daily Thresholds	55	55	55o	15o	15o	55

Source: CalEEMod V.2020.4.0.

As indicated in Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant adverse impact.

C. *Would the project expose sensitive receptors to substantial pollutant concentrations? • **Less than Significant Impact.***

The project site is not located in close proximity to a number of sensitive receptors as shown in Exhibit 3-1. The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. While the proposed project would result in additional vehicle trips, there would be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and the State sustainable growth objectives. Finally, the proposed project would not exceed the adopted projections used in the preparation of the Regional Transportation Plan/Sustainable Communities Strategy). As a result, the potential air quality impacts related to the generation of criteria pollutants are less than significant.

D. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? • **No Impact.***

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding. The proposed project will not result in the generation of any odors. In addition, construction truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to **less than five minutes. Furthermore, the project's contractors must adhere to SCAQMD rules** and regulations that govern fugitive dust during site preparation which will significantly reduce the generation of fugitive dust. As a result, no impacts will occur.

CUMULATIVE IMPACTS

The implementation of the individual related projects would result in both short-term (construction) and long-term (operational) air quality impacts. No demolition or construction activities for the proposed project or the related projects are anticipated to occur simultaneously. The construction periods would range over a four-to-five-year time frame. As a result, no significant cumulative emissions would occur.

MITIGATION MEASURES

The analysis of air quality impacts indicated that the projected emissions would be below the SCAQMD's thresholds of significance. As a result, no mitigation measures are required.

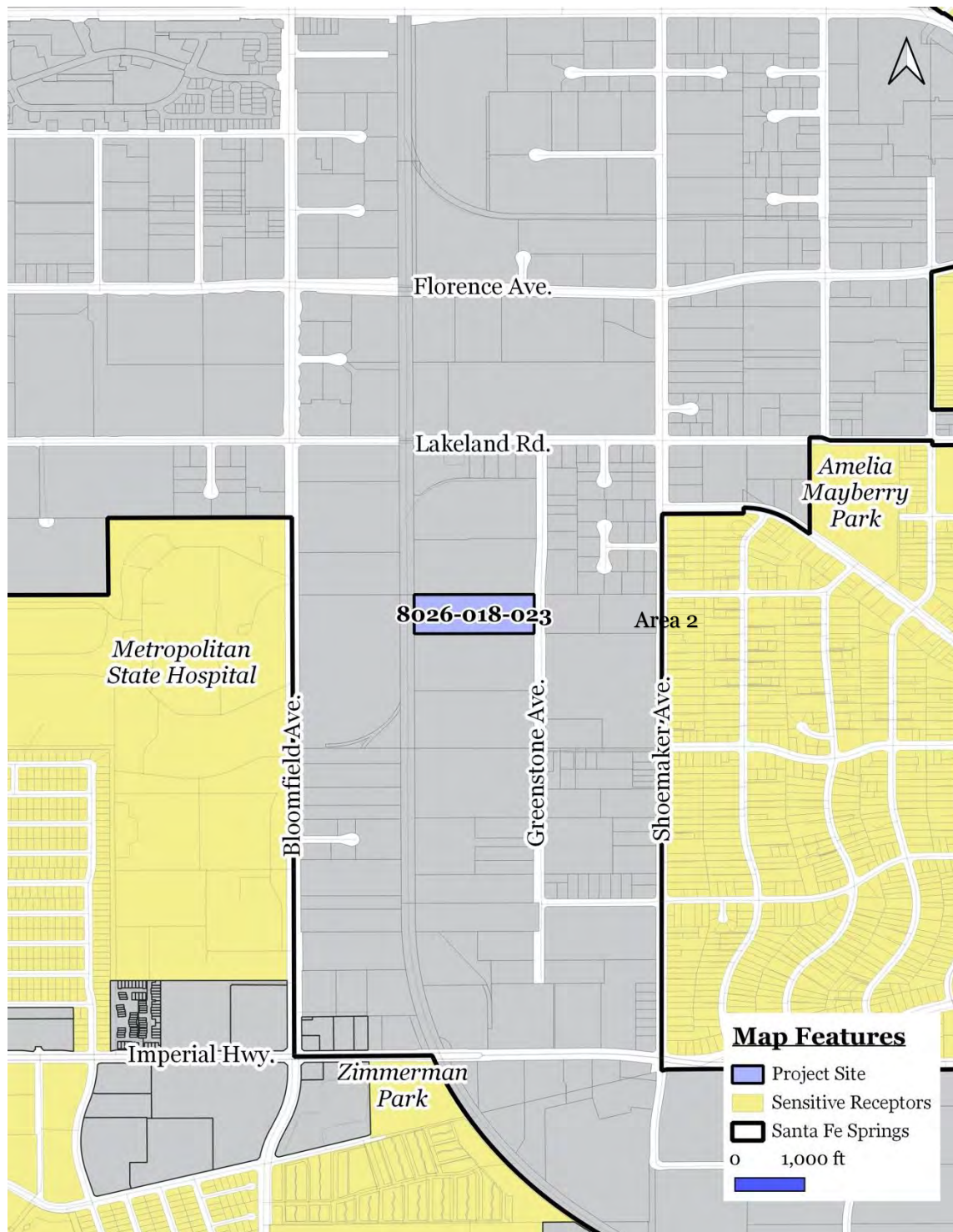


EXHIBIT 3-1
SENSITIVE AIR RECEPTORS MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				×
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				×
C. Would the project have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				×
D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				×
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				×
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				×

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?
- Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A.** *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* • **No Impact.**

The proposed project would involve the construction and subsequent development of a 6.63-acre site located in the central portion of the City of Santa Fe Springs. The proposed project site is a new 144,434 square foot building that would replace an existing truck trailer storage yard. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Whittier Quadrangle indicated that there are six threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is listed under the Whittier Quadrangle).³¹ These species include:

- The Coastal California Gnatcatcher is not likely to be found on-site due to the existing surrounding development and the lack of habitat suitable for the California Gnatcatcher. The absence of coastal sage scrub, the coastal California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.
- The Least Bell's Vireo lives in a riparian habitat, with a majority of the species living in San Diego County. As a result, it is not likely that any Least Bell's Vireos will be encountered in the project area due to the lack of riparian habitat in the surrounding area.
- The Santa Ana Sucker will not be found on-site because the Santa Ana Sucker is a fish and there are no bodies of water present on-site. The nearest body of water is the La Canada Verde Creek, located approximately 0.54 miles east of the project site.
- The Bank Swallow lives in a riparian habitat and nests along rivers or streams. The nearest stream or body of water is the La Canada Verde Creek, located approximately 0.54 miles east of the project site; therefore, it is not likely that the Bank Swallow will be found on the project site. Additionally, the current level of development in the surrounding area is not an ideal environment for the Bank Swallow.
- The Western Yellow-Billed Cuckoo is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a Western Yellow-Billed Cuckoo is low due to the level of development present within the City of Santa Fe Springs. Furthermore, the lack of riparian habitat further diminishes the likelihood of encountering populations of Western Yellow-Billed Cuckoos.

³¹ California Department of Fish and Wildlife. Bios Viewer. <https://apps.wildlife.ca.gov/bios/printTablePreview.html>.

- California Orcutt Grass is found near vernal pools throughout Los Angeles, Riverside, and San Diego Counties. As indicated previously, the project site is located in the midst of an urban area. There are no bodies of water located on-site that would be capable of supporting populations of California Orcutt Grass nor does the site have the capacity to form vernal pools during wet seasons.

The proposed project will have no impact on the aforementioned species because the project site is located in the midst of an urban area. The project site and surrounding areas are not conducive to the survival of the aforementioned species due to the lack of suitable habitat. As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

- B.** *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* • **No Impact.**

According to the United States Fish and Wildlife Service and the results of the site visits, there are no wetland or migratory bird nesting areas located within the project site.³² In addition, there is no riparian habitat located on-site or in the surrounding areas. No offsite wetland or migratory bird nesting areas will be affected by the proposed development since all new development will be confined to the project site. In addition, the proposed development will abide by all migratory and nesting bird protections required by the Migratory Bird Treaty act of 1918. As a result, no impacts are anticipated.

- C.** *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* • **No Impact.**

No wetland areas or riparian habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations (refer to Exhibit 3-2).³³ The site in its entirety is disturbed. Additionally, no offsite wetland habitats would be affected by the proposed development since the project's construction would be limited to the proposed project site. As a result, no impacts are anticipated.

- D.** *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?* • **No Impact.**

The project site has no utility as a wildlife migration corridor due to the proposed site location in the midst of an urban area. According to the Los Angeles County Department of Regional Planning, a wildlife corridor may be defined as:

“Areas of open space of sufficient width to permit larger, more mobile species (such as foxes, bobcats and coyote) to pass between larger areas of open space, or to disperse from one major open space region to another are referred to as “wildlife corridors.” Such areas generally are several hundred feet wide, unobstructed, and usually possess cover, food and water.”³⁴

³³ U.S. Fish and Wildlife Service, National Wetlands Inventory. *Wetlands Mapper*. Website accessed April 14, 2021.

³⁴ Los Angeles County Department of Regional Planning. *Significant Ecological Areas*. http://planning.lacounty.gov/sea/local_and_site_specific_habitat_linkages_and_wildlife_corridors.

11401 Greenstone Ave ISMND

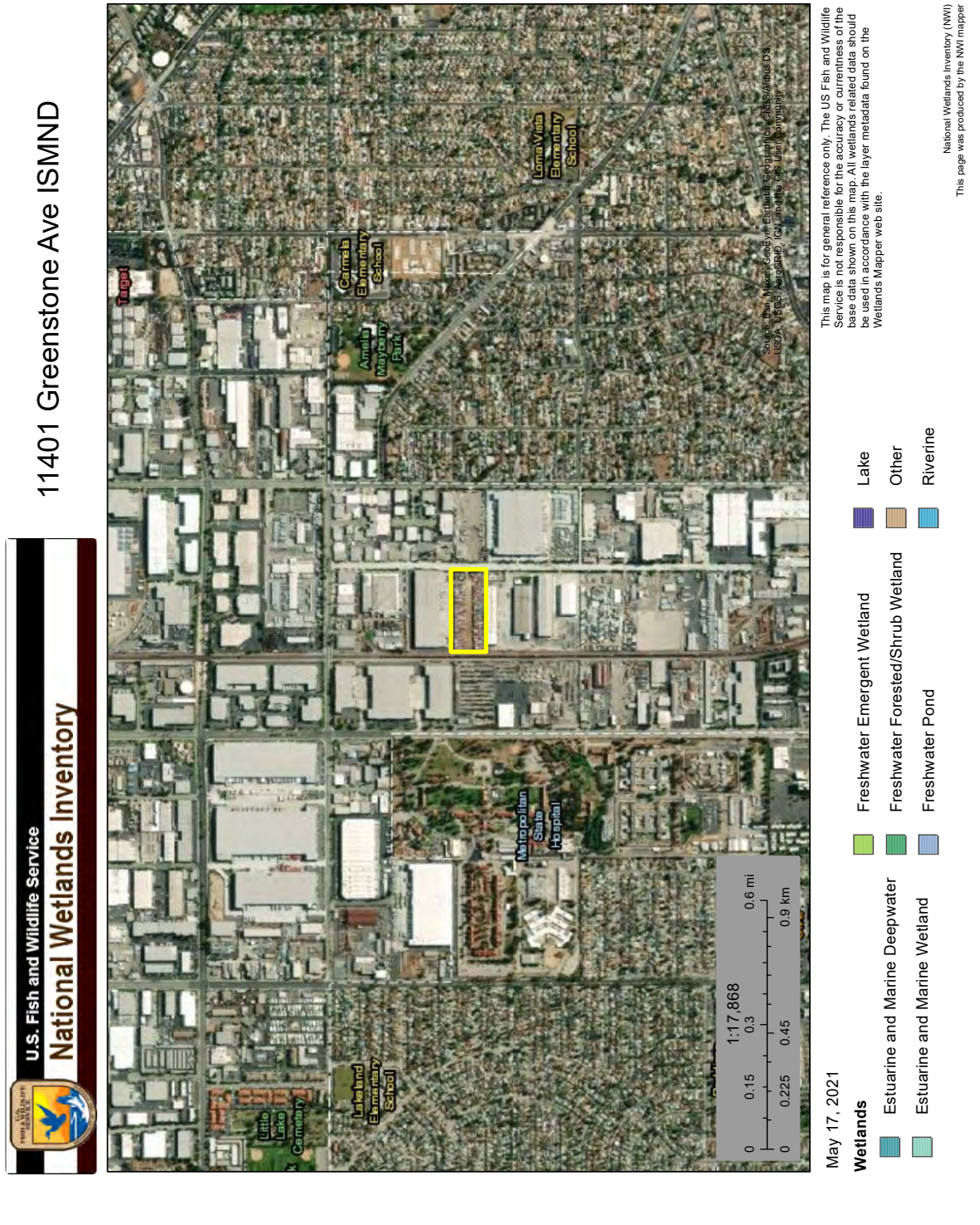


EXHIBIT 3-2
 WETLANDS MAP

SOURCE: NATIONAL WETLANDS INVENTORY

Wildlife migration through the proposed project site is inhibited by security fencing, surrounding development, utility lines, and major roadways. Future development of the site will require the removal of limited disturbed ground cover consisting of common grasses and other ruderal overgrowth within the project boundary. Given the disturbed character of the project site, no impacts will occur.

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?* • **No Impact**

General Regulations of the City of Santa Fe Springs Municipal Code Tree Ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys).³⁵ Any plans to cut, trim, prune, plant, remove, injure or interfere with any tree, shrub or plant upon any street, alley or public right-of-way within the city must be approved in advance by the City. No protected or heritage trees are located within the development area. As a result, no trees will be removed with the implementation of the proposed project. As a result, no impacts will occur.

F. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?* • **No Impact.**

The project sites and the surrounding areas are urban. The proposed project's implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 8½ miles northeast from the project site.³⁶ The construction and operation of the proposed project will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. Therefore, no impacts will occur.

CUMULATIVE IMPACTS

The proposed project will not involve an incremental loss or degradation of protected habitat. All of the related projects are located on properties that have been developed and are surrounded by urban development. None of the properties contain natural habitats or wetland areas that could lead to potential impacts related to an incremental loss in sensitive habitat. None of the five sites will involve the removal of heritage trees. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

MITIGATION MEASURES

The environmental analysis indicated that the proposed project would not result in any significant impacts on biological resources. As a result, no mitigation measures are required.

³⁵ Santa Fe Springs, City of, Municipal Code. Title IX General Regulations, Chapter 96 Streets and Sidewalks, Street Trees.

³⁶ County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

3.5 CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				✗
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		✗		
C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			✗	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
- Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- Would the project disturb any human remains, including those interred outside of formal cemeteries?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?* • **No Impact.**

The proposed project would involve the construction and subsequent development of a 6.63-acre site located in the central portion of the City of Santa Fe Springs. The proposed project site is a new 144,434 square foot building that would replace an existing truck trailer storage yard.³⁷ Historical resources are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria outlined in CEQA Section 15064.5 used to evaluate the significance of a historical or cultural resource includes the following:

³⁷ Blodgett/Baylosis Environmental Planning. *Site Visit*. Survey was conducted on April 27, 2021.

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by **the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852).**
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.³⁸

Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road.³⁹ The proposed project site is not within proximity to either of these historic landmarks and is presently vacant and undeveloped with the exception of a previous asphalt parking area. The project site is not present on the list of historic resources identified by the State **Office of Historic Preservation (SHPO). Since the project's implementation will not impact any Federal, State, or locally designated historic resources, no impacts will occur.**

B. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?* • **Less than Significant Impact with Mitigation.**

The greater Los Angeles Basin was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 6,958 years. Prior to Spanish contact, approximately 5,421 Gabrieleño people lived in villages throughout the Los Angeles Basin. Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. Two **village sites were located in the Los Nietos area: Naxaaw'na and Sehat. The sites of Naxaaw'na and Sehat** are thought to be near the adobe home of Jose Manuel Nietos that was located near the San Gabriel River.⁴⁰

³⁸ California State Parks, Office of Historic Preservation. Listed California Historical Resources. Website accessed April 22, 2021.

³⁹ California State Parks, Office of Historic Preservation. Listed California Historical Resources. Website accessed January 14, 2020.

⁴⁰ McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation and grading activities shall be required to stop, and the City of Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

As part of the AB-52 requirements, the Gabrielino-Kizh responded and indicated that the project area is **located within the Tribe's ancestral territory. The Tribe considers the area to be sensitive for cultural resources**, and requested the following mitigation measure be implemented:

- **The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.**

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provides law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

*C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? • **Less than Significant Impact.***

There are no dedicated cemeteries located in the vicinity of the project site. The proposed project will be restricted to the project site and therefore will not affect any dedicated cemeteries. Notwithstanding, the following requirement is mandated by the California Code of Regulations (CCR) Section 15064.5(b)(4):

“A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.”

Additionally, Section 5097.98 of the Public Resources Code states:

“In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with

(b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall **contact, by telephone within 24 hours, the Native American Heritage Commission.”**

Adherence to the aforementioned standard condition will ensure potential impacts remain at levels that are less than significant.

CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site-specific. Furthermore, the analysis herein determined that the proposed project would not result in any impacts on cultural resources. All of the related projects are located on properties that are developed. None of the properties were located on sites that were undisturbed. As a result, no cumulative cultural resources impacts will occur as part of the proposed project's implementation.

MITIGATION MEASURES

The Gabrielino-Kizh indicated that the project area is located within the Tribe's ancestral territory. However, the Tribe considers the area to be sensitive for cultural resources, and requests the following mitigation measure be implemented:

Mitigation Measure No. 1 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, potholing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provided law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. **Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.**

3.6 ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?			✗	
B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			✗	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?* • **Less than Significant Impact.**

The proposed project would involve the construction and subsequent development of a 6.63-acre site located in the central portion of the City of Santa Fe Springs. The proposed project site is a new 144,434 square foot building that would replace an existing truck trailer storage yard.⁴¹ The project site is served by Southern California Edison (electricity) and the Southern California Gas Company (SCG). The proposed project is anticipated to consume 1,899 kWh of electricity and 1,860 cubic feet of natural gas on a daily basis. The utilities worksheets are included herein in Appendix B. The project Applicant will work with the local electrical utility company to identify existing and future strategies that will be effective in reducing energy consumption. The Title 24, Building Standards Code, California Energy Code and California Green Building standards would be applicable to the project. Adherence to Title 24 would reduce potential impacts to less than significant level. **As a result, the impact will be less than significant.**

⁴¹ C.E.G. Construction, Inc. *Greenstone Avenue Industrial Site Plan, Sheet A 100-05*. December 8, 2020.

- B. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?* • ***Less Than Significant Impact.***

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The proposed project will conform to all pertinent energy conservation requirements. As a result, the potential impacts will be less than significant.

CUMULATIVE IMPACTS

The four related projects would consume both electricity and natural gas. Given that all of the related projects must comply with the applicable energy conservation requirements, the cumulative impacts will be less than significant.

MITIGATION MEASURES

The analysis determined that the proposed project will not result in significant impacts related to energy and mitigation measures are not required.

3.7 GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or, landslides?			×	
B. Would the project result in substantial soil erosion or the loss of topsoil?			×	
C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			×	
D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property?			×	
E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				×
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			×	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on geology and soils if it results in any of the following:

- Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides?
- Would the project result in substantial soil erosion or the loss of topsoil?
- Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

- Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?
- Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or, landslides?* • **Less than Significant Impact.**

The City of Santa Fe Springs is located within a seismically active region. Many major and minor local faults traverse the entire Southern California region and earthquakes from several active and potentially active faults in the Southern California region could affect the project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.⁴² A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Santa Fe Springs is not on the list.⁴³ Nevertheless, the site is within a seismically active region prone to occasional damaging earthquakes. The nearest active fault is the Whittier Fault, located approximately 3.3 miles northeast of the project site. In addition, the project will comply with the 2020 California Building Standards code, which is effective in minimizing any potential seismic-related impacts to structures.

According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The project site is not located in an area that is subject to liquefaction. Lastly, the project site is not subject to the risk of landslides because there are no hills or mountains within the vicinity of the project site. As a result, the potential impacts in regard to ground shaking, liquefaction, and landslides are less than significant since the risk is no greater in and around the project site than for the rest of the area. Geologic hazards are shown in Exhibit 3-3.

⁴² California Department of Conservation. *What is the Alquist-Priolo Act.* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>.

⁴³ Ibid.

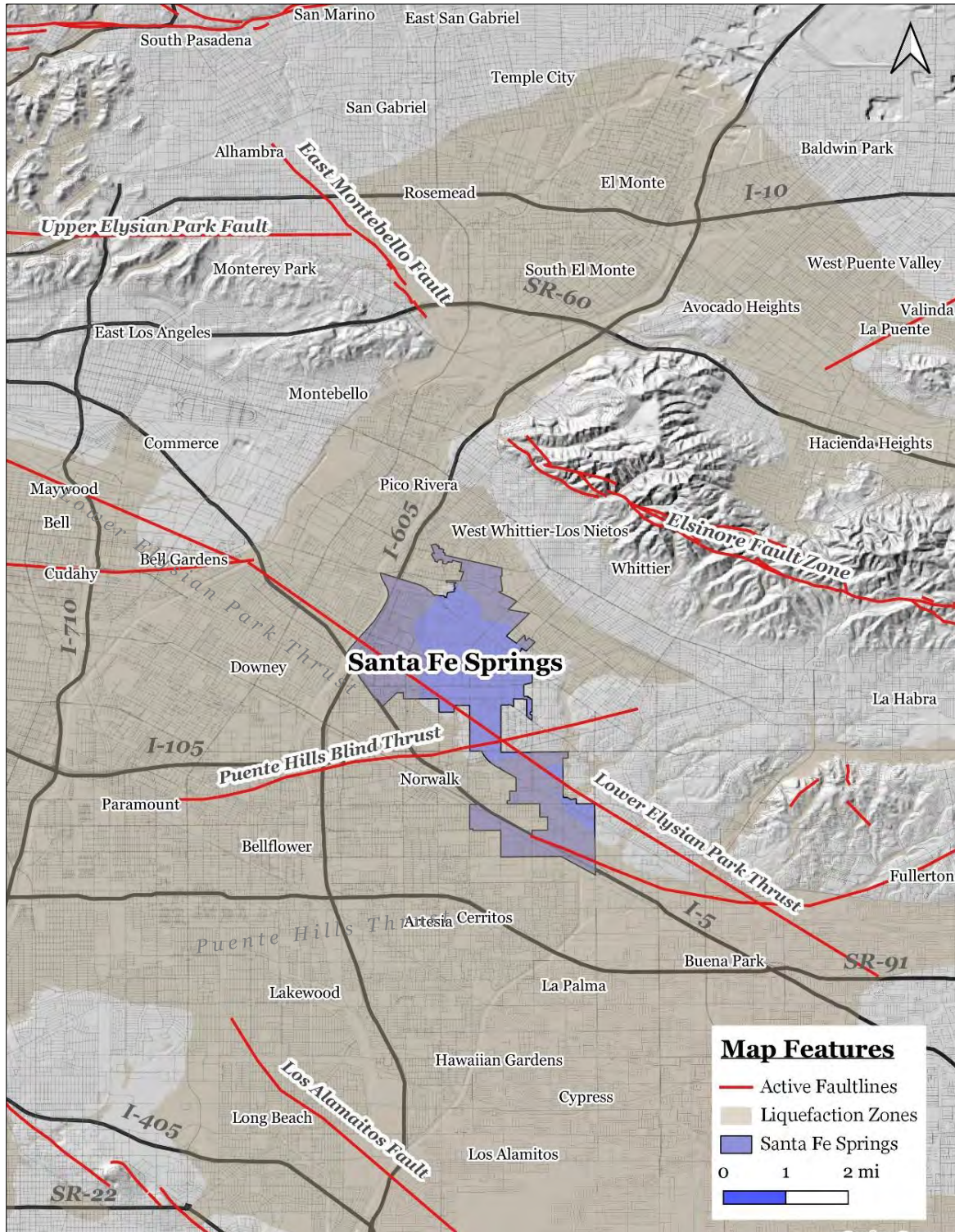


EXHIBIT 3-3
GEOLOGIC HAZARDS MAP
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

- B. *Would the project result in substantial soil erosion or the loss of topsoil? • Less than Significant Impact.*

According to the soil maps prepared for Los Angeles County by the United States Department of Agriculture, the project site is underlain with soils of the Urban Land-Thums-Pierview complex. Soils of this association have a moderate erosion hazard; however, current development and the placement of landscaping have reduced the soil's erosion risk. The project site is level and limited grading will be required for structural supports, building foundations, and utility lines. All grading activities will require grading permits from the City, which include requirements and standards designed to reduce potential erosion impacts. These requirements will effectively mitigate potential stormwater runoff impacts during construction. The project site is currently level and will remain level following the site's development. The surface grades within the parking and internal roadways will be designed to facilitate drainage into the nearest curbs and gutters. As a result, the impacts will be less than significant.

- C. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • Less than Significant Impact.*

The United States Department of Agriculture Soil Conservation Service Report and General Soil Map for Los Angeles County were reviewed for this project. The project site is underlain with soils of the Urban land-Thums-Pierview complex. Soils of this association are at a moderate risk for erosion; however, the project site was previously developed, and the underlying soils have been disturbed in order to facilitate previous construction activities. In addition, these soils are described as being used almost exclusively for residential and industrial development, as evident by the current level of urbanization present within the project site and surrounding areas.⁴⁴ As previously mentioned, the project site is not located in an area that is subject to liquefaction.⁴⁵ The soils that underlie the project site pose no threat to development; in addition, the project site will be level once the project is complete. Therefore, the proposed project will not expose any person or structure to risks associated with soil collapse, landslides, or soil expansion. As a result, the potential impacts are less than significant.

- D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property? • Less than Significant Impact.*

The Web Soil Survey, which is available on the United States Geological Survey website, was consulted to identify the soils that underlie the project site. According to the Web Soil Survey, the project site is underlain with soils of the Urban Land-Thums-Pierview complex, which is partially composed of clay.⁴⁶ Shrinking and swelling is influenced by the amount of clay present in the underlying soils. Clay and silty clay loam are present in the composition of these soils and these soils associations possess a moderate shrink-swell potential. The project contractors will be required to comply with the structural engineer's recommendations. As a result, the potential impacts will be less than significant.

⁴⁴ United States Department of Conservation. Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Website originally accessed September 5, 2020.

⁴⁵ Ibid.

⁴⁶ Ibid.

- E. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* • **No Impact.**

No septic tanks will be used for the proposed project since the units will be connected to the sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

- F. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* • **Less than Significant Impact.**

According to the State of California Geological Survey, the site's geology is classified as Urban Land-Thums-Pierview complex. Alluvium soil deposits that are present in a natural and undisturbed condition may contain paleontological resources, though these resources are more typically found in marine terraces and shales. The on-site soils have undergone disturbance due to the previous development. Furthermore, the on-site soils that underlie the property are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. These soils are recent deposits that do not contain fossil deposits. Thus, the proposed project is not anticipated to disturb any paleontological resources and the impacts are less than significant.

CUMULATIVE IMPACTS

A potential project's geology and soils related impacts are generally site specific. As a result, the four related projects, together with the proposed project, are not anticipated to result in a significant adverse cumulative impact on geology and soils. Both the project site and this nearest related project site, exhibit the same topographical and soil characteristics, and each site does not have any geotechnical constraints that are unique. As a result, no cumulative impacts will occur.

MITIGATION MEASURES

The analysis determined that the proposed project will not result in significant impacts related to geology and soils and no mitigation measures are required.

3.8 GREENHOUSE GAS EMISSIONS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✗	
B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✗

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* • **Less than Significant Impact.**

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler.⁴⁷ However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHG will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increased sea levels, and changes to the worldwide biome. They major GHG that influence global warming are described below.

- *Water Vapor.* Water vapor is the most abundant GHG present in the atmosphere. While water vapor is not considered a pollutant, while it remains in the atmosphere it maintains a climate necessary for life. Changes in the atmospheric concentration of water vapor is directly related to the warming of the atmosphere rather than a direct result of industrialization. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to

⁴⁷ California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

“hold” more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. When water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect **incoming solar radiation. This will allow less energy to reach the Earth’s surface thereby affecting** surface temperatures.

- *Carbon Dioxide (CO₂)*. The natural production and absorption of CO₂ is achieved through the terrestrial biosphere and the ocean. Manmade sources of CO₂ include the burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700’s, **these activities have** increased the atmospheric concentrations of CO₂. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm). The International Panel on Climate Change (IPCC Fifth Assessment Report, 2014) Emissions of CO₂ from fossil fuel combustion and industrial processes contributed about 78% of the total GHG emissions increase from 1970 to 2010, with a similar percentage contribution for the increase during the period 2000 to 2010.
- *Methane (CH₄)*. CH₄ is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of **CO₂. Methane’s lifetime in the atmosphere is brief (10 to 12 years),** compared to some other GHGs (such as CO₂, N₂O, and Chlorofluorocarbons (CFCs)). CH₄ has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other human-related sources of methane production include fossil-fuel combustion and biomass burning.
- *Nitrous Oxide (N₂O)*. Concentrations of N₂O also began to increase at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N₂O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is also commonly used as an aerosol spray propellant.
- *Chlorofluorocarbons (CFC)*. CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C₂H₆) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the **Earth’s surface). CFCs have no natural** source but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and in 1989 the European Community agreed to ban CFCs by 2000 and subsequent treaties banned CFCs worldwide by 2010. This effort was extremely successful, and the levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.
- *Hydrofluorocarbons (HFC)*. HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF₃), HFC-134a (CF₃CH₂F), and HFC-152a (CH₃CHF₂). Prior to 1990, the only significant

emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. Concentrations of HFC-23 and HFC-134a in the atmosphere are now about 10 parts per trillion (ppt) each. Concentrations of HFC-152a are about 1 ppt. HFCs are manmade and used for applications such as automobile air conditioners and refrigerants.

- *Perfluorocarbons (PFC)*. PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers **above Earth's surface are able to destroy the compounds**. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF₄) and hexafluoroethane (C₂F₆). Concentrations of CF₄ in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.
- *Sulfur Hexafluoride (SF₆)*. SF₆ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF₆ has the highest global warming potential of any gas evaluated; 23,900 times that of CO₂. Concentrations in the 1990s were about 4 ppt. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The SCAQMD has adopted interim GHG thresholds for development projects within the South Coast Air Basin. According to the SCAQMD, the interim thresholds for industrial projects are 10,000 MTCO₂E per year.⁴⁸ Table 3-3 summarizes annual greenhouse gas (CO₂E) emissions from build-out of the proposed project. Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouse gases in a common and collective unit. As indicated in Table 3-3, the CO₂E total for the project is 24,583 pounds per day or 11.15 MTCO₂E per day. This translates into an annual emission of 4,070 MTCO₂E, which is below the aforementioned threshold for industrial projects.

Table 3-3
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Phase - Demolition	3,746.78	1.05	--	3,773.1
Construction Phase - Site Preparation	3,686.06	1.19	--	3,715.86
Construction Phase - Grading	0	0.93	--	2,895.27
Construction Phase - Construction	0	0.61	--	2,569.63
Construction Phase - Paving	0	1,805.13	--	1,819.31
Construction Phase - Coatings	0	0.02	--	281.91
Long-term Area Emissions	0.03	--	--	0.03
Long-term Energy Emissions	836.1	0.02	0.01	841.08
Long-term Mobile Emissions	8,574.54	0.50	0.34	8,686.95
Total Long-term Emissions	16,843.51	1,809.45	0.35	24,583.14

Source: CalEEMod V.2020.4.0.

⁴⁸ SCAQMD. *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. Agenda No. 31*. December 5, 2008. [https://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgboardsynopsis.pdf](https://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf)

This figure (4,070 MTCO₂E) does not take into account the implementation of *low impact development* (LID) requirements (drought tolerant landscaping, water efficient appliances, and energy efficient appliances) and compliance to Transportation Demand Management (TDM) requirements. As indicated in the table, the great majority of the GHG emissions will be generated from mobile sources. For this reason, the project's use of trip reduction incentives (the use of alternative forms of transportation, the installation of electric vehicle charging stations (the project will provide 11 EV stations) and bicycle racks, and other TDM measures will be important). The project is also an infill development within an urban area. Therefore, the project's GHG impacts are less than significant.

B. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?* • **No Impact.**

The City of Santa Fe Springs does not presently have an adopted Climate Action Plan. However, the City's General Plan includes a Conservation Element that has an air quality focus. In this section, the following policies related to air quality are identified:

- *Policy 2.1:* Continue to research alternatives and pollution control measures that influence air quality, including trip reductions, carpooling, and local transit services.
- *Policy 2.2:* Encourage urban infill and land uses and densities that result in reduced trips and reduced trip lengths, and that support non-motorized modes of travel.
- *Policy 2.3:* Initiate capital improvement programs that allow for bus turnouts, traffic synchronization, and intersection channelization.
- *Policy 2.4:* Continue to participate and support cooperative programs between cities which will reduce trips and vehicle miles traveled.

The proposed project will not involve or require any variance from the aforementioned policies. Furthermore, the proposed project will not involve or require any other variance from the adopted plan, policy, or regulation governing GHG emissions. There will also be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).⁴⁹ As a result, no impacts will occur.

CUMULATIVE IMPACTS

The implementation of the related projects would result in the generation of GHG emissions. The other related projects would largely involve replacement or the modernization of existing uses resulting in a limited increase in GHG emissions overall. The new development would be subject to new conservation measures that would translate into a reduction in overall GHG emissions over the life of the project. In addition, GHG emissions are inherently cumulative in nature though the new development will ensure that

⁴⁹ Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Focusing growth toward infill areas takes development pressure off conservation lands and working lands; it increases transit rider-ship and reduces vehicle trips; it requires less per capita energy and water use than less space-efficient development; it improves public health by promoting active transportation and active lifestyles; and it provides a more equitable mix of housing choices, among other benefits. Thus, the SGC has been investigating actions that can be taken to improve the ability of local governments and private developers to successfully plan and build good infill projects.

more modern measures and designs are implemented as a means to reduce GHG emissions. As a result, no cumulative impacts are anticipated.

MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.9 HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✗		
B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✗	
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✗	
D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✗
E. Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✗
F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✗
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			✗	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on hazards and hazardous materials if it results in any of the following:

- Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?* • **Less than Significant Impact with Mitigation.**

A Phase I and Phase II Environmental Site Assessment (ESA) was previously prepared by Waterstone Environmental Group, Inc. (WEG) for the project site. Waterstone was retained to perform additional site assessment for the project site. Based on historical review, the property was undeveloped until an oil refinery was built in the late 1930s. Based on aerial photograph reviews, the refinery structures and equipment were removed from the site in stages starting in 1953 and ending in 1958. Construction materials including pipe and steel were stored on the site until about 1960. From 1960 until 1991, the Subject property was used by Riverside Steel as a steel fabricating facility.

The site is currently occupied by J. B. Hunt. The previous tenant who occupied the property for approximately ten years was Golden State Specialized Transportation, Inc. which transported and stored steel piping. A portable office trailer resides near the north-eastern section of the property. There are four portable storage units located immediately to the west of the office and tractor/trailer parking in the southeast corner of the property. The remainder of the property consists of pipe storage. The entrance to the property is along the eastern boundary with access from Greenstone Avenue. The property surface is primarily a gravel/asphalt mixture.

A total of 43 boring locations were advanced for the collection of soil samples. Of these, 7 borings were drilled to approximately 60 feet below the ground surface (bgs), 16 borings were drilled to approximately 30 feet bgs, and 20 borings were advanced to approximately 10 feet bgs. Sampling depths varied with each location depending on former chemical use and storage for that location. The results of the investigation indicate that TPH, BTEC, some semi-VOCs, and lead have been detected in the subsurface at the property in varying levels. The new monitoring equipment will be installed in the southwest corner of the site. **The analysis determined that the following mitigation measures would be required to address potentially significant impacts:**

- The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs and the Southern California Regional Water Quality Control Board. The SMP must be approved by the City prior to commencement of any **removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.**
- The project Applicant will be required obtain the services of a qualified contractor to design and

install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi gas) monitors and alarms. All of the monitors must be maintained in good working order. The monitors must be installed prior to the issuance of occupancy permits. The City will make the determination as to the type of the vapor intrusion barrier that will be required and whether it will use passive or active venting prior to the approval of the proposed project.

With adherence to the above mitigation, the impacts will be less than significant.

- B. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?* • **Less than Significant Impact.**

As indicated in the previous section (Section 3.9.A), the project site has been subject to contamination from historic land uses that will require ongoing monitoring. Due to the nature of the proposed project, the use of any hazardous materials will be limited to those that are commercially available and typically used in a household setting and will be used in accordance with all applicable laws and regulations. Therefore, the proposed project will not create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment through the routine use or transport of hazardous materials.

- C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* • **Less than Significant Impact.**

The Carmela Elementary School is located 3,100 feet northeast of the project site. As indicated in the previous section (Section 3.9.A), the project site has been subject to contamination from historic uses. Adherence to the soil management plan (SMP) requirements will mitigate potential impacts. The previous section describes the location and extent of this contamination and also indicates the required mitigation. The following mitigation measures cited in the previous section will also be effective in ensuring that these hazardous materials are not released into the general environment. The project Applicant must retain the services of a qualified professional to oversee the preparation of a SMP that will focus on the handling of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. **The proposed units, once constructed, would not involve the use of any hazardous materials other than that typically used for routine cleaning and maintenance. As a result, the impacts are anticipated to be less than significant with adherence to the previous mitigation.**

- D. *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?* • **No Impact.**

A search of the Envirostor Hazardous Waste and Substances Site “Cortese” List database identified two Cortese sites within the City: Sonic Plating Co., Inc. (located at 13002 Los Nietos Road) and Kelly Pipe Co.,

LLC (located at 11700 Bloomfield Avenue). The nearest of these Cortese sites to the project site is Kelly Pipe Co., LLC.⁵⁰ Since the proposed project will not affect any Cortese site, no impacts will occur.

- E. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?* • **No Impact.**

Fullerton Airport is located approximately 5.2 miles southeast of the project site and the Long Beach Airport is located approximately 9 miles to the southwest.⁵¹ The proposed project will not introduce a building that will interfere with the approach and take-off of airplanes utilizing any of the aforementioned airports and will not risk the safety of the people residing or working in the project area. As a result, no impacts are anticipated.

- F. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?* • **No Impact.**

At no time will any adjacent street be completely closed to traffic during the project's construction. All construction staging must occur on-site. As a result, no impacts are associated with the proposed project's implementation.

- G. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?* • **Less than Significant Impact.**

The project site is not located within a "very high fire hazard severity zone." As a result, the potential impacts are will be less than significant.

CUMULATIVE IMPACTS

Cumulative impacts with respect to hazards and hazardous materials are typically site specific. The analysis herein determined that the implementation of the proposed project would not result in any significant adverse impacts related to hazards and/or hazardous materials with the implementation of the required mitigation measures. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

MITIGATION MEASURES

The analysis determined that the following mitigation measures would be required to address potentially significant impacts:

Mitigation Measure No. 2 (Hazardous Materials). The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs and the Southern California Regional Water Quality Control Board. The SMP must be approved by the City

⁵⁰ California Department of Toxic Substances Control, Envirostor. *Hazardous Waste and Substances Site Cortese List.* .

⁵¹ Toll-Free Airline. *Los Angeles County Public and Private Airports, California.* .

prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the **project's construction activities commence.**

Mitigation Measure No. 3 (Hazardous Materials). The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi gas) monitors and alarms. All of the monitors must be maintained in good working order. The monitors must be installed prior to the issuance of occupancy permits. The City will make the determination as to the type of the vapor intrusion barrier that will be required and whether it will use passive or active venting prior to the approval of the proposed project.

3.10 HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✗	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✗
C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?			✗	
D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?				✗
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✗	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on hydrology and water quality if it results in any of the following:

- Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?
- In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

- Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A.** *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?* • **Less than Significant Impact.**

In the absence of any requirements or regulations, a significant area of impervious surfaces (i.e., buildings, internal driveways, parking areas, etc.) may result in debris, leaves, soils, oil/grease, and other pollutants. The proposed project would be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The contractors would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the contractors to implement over the life of the project. Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. In addition, the contractors would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. With the above-mentioned standard conditions, the impacts would be reduced to levels that are considered to be less than significant.

- B.** *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?* • **No Impact.**

The proposed project will be connected to the City's utility lines and will not deplete groundwater supplies. Since there are no underground wells on-site that would be impacted by the proposed development, no impacts will occur.

- C.** *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?* • **Less than Significant Impact.**

The project's construction will be restricted to the designated project site and the project will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The site is currently vacant and undeveloped. No significant grading and/or excavation into the local aquifer will occur. No additional undisturbed land will be affected. As a result, the potential impacts will be less than significant.

- D. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?* • **No Impact.**

According to the City of Santa Fe Springs **Natural Hazards Mitigation Plan**, “The 100-year flooding event is a flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years. The 100-year floodplain is the area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood.” The project site is not located within a designated 100-year flood hazard area, as defined by the Federal Emergency Management Agency (FEMA).⁵² According to the FEMA flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X.⁵³ This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain. Therefore, no impacts related to flood flows are associated with the proposed project’s implementation.

The Santa Fe Springs General Plan and the City’s Natural Hazards Mitigation Plan indicates the greatest potential for dam failure and the attendant inundation comes from the Whittier Narrows Dam located approximately five miles northwest of the City. The City of Santa Fe Springs Multi-Hazard Functional Plan states there is a low risk that the City will experience flooding due to dam failure. Nevertheless, in the event of dam failure, the western portion of the City located to the west of Norwalk Boulevard would experience flooding approximately one hour after dam failure. The maximum flood depths could reach as high as five feet in depth, gradually declining to four feet at the southern end of the City’s impacted area.⁵⁴ The project site is located one mile east of Norwalk Boulevard and would not be impacted. As a result, no impacts related to flooding will occur.

The proposed project is not located in an area that is subject to inundation by seiche or tsunami. As indicated earlier, there are no rivers located in the vicinity that would result in a seiche. In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.⁵⁵ Lastly, the proposed project will not result in any mudslides since the project site is generally level and is not located near any slopes. As a result, no impacts are expected.

- E. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?* • **Less than Significant Impacts.**

The proposed project will be in compliance with the City of Santa Fe Springs Municipal Code that outlines the local requirements for the implementation of the NPDES and MS4 stormwater runoff requirements. In addition, the project’s operation will not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities on-site or in the vicinity. As indicated in Section 3.10.A, the proposed project would be required to implement stormwater pollution control measures pursuant to the NPDES requirements. The Applicant would also be required to prepare a WQMP utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. In addition, the Applicant must prepare and implement a Storm Water

⁵² Los Angeles County Department of Public Works. *Flood Zone Determination Website*. <http://dpw.lacounty.gov/wmd/floodzone/>. Website accessed April 14, 2021.

⁵³ Ibid.

⁵⁴ City of Santa Fe Springs. *Natural Hazards Mitigation Plan*. October 11, 2004.

⁵⁵ Google Earth. Website accessed April 22, 2021.

Pollution Prevention Plan (SWPPP) in order to ensure that potential water quality impacts are mitigated. The aforementioned requirements will reduce the potential impacts to levels that are less than significant.

CUMULATIVE IMPACTS

The potential impacts related to hydrology and storm water runoff are typically site-specific. All four of the related project sites were previously developed. The related projects will not be permitted to drain offsite and will be required to impound stormwater runoff onsite. Furthermore, each individual development will be required to implement NPDES and SWPPP requirements. As a result, no cumulative impacts are anticipated.

MITIGATION MEASURES

As indicated previously, hydrological characteristics will not substantially change as a result of the proposed project. As a result, no mitigation is required.

3.11 LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?			✗	
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✗

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- Would the project physically divide an established community?
- Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide an established community?* • *Less Than Significant Impact.*

The 6.63-acre project site is currently being used as a truck trailer parking facility and is occupied by J. B. Hunt Transport Services, Inc. The project site is surrounded by development on all sides. **Exhibits 2-4** shows an aerial photograph of the project site and the adjacent development. **Exhibit 2-5** and **2-5** includes photographs of the project site and the surrounding area. Surrounding land uses in the vicinity of the project site are listed below:

- *North of the Project Site.* A distribution use, TwinMed, LLC., is located to the north of the site at 11133 Greenstone Avenue. The site is located adjacent to the project site.⁵⁶
- *South of the Project Site.* A manufacturing building, Maruichi American Corp. is located to the south of the site at 13929 Greenstone Avenue. This use is located adjacent to the project site's south side.⁵⁷
- *East of the Project Site.* Greenstone Avenue extends along the project site's east side. Further east, on the east side of Greenstone Avenue, are other industrial uses. The Rio Hondo Fire Academy is

⁵⁶ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on April 25, 2021.

⁵⁷ Ibid.

located opposite the project site on the east side of Greenstone Avenue at 11400 Greenstone Avenue. A new FedEx Ground shipping facility is located further south.⁵⁸

- *West of the Project Site.* A railroad right-of-way extends along the site's west side. Further west, is Kelly Pipe Co.⁵⁹

As indicated previously, the project site is currently occupied by J. B. Hunt Transport Services, Inc. The site is being used as a truck trailer parking facility. An office and a maintenance building occupy the northeast corner of the property and these improvements will be removed when development commences. The majority of site is currently unpaved though the site is level and has been graded. The site's frontage along Greenstone Avenue is landscaped and includes seven mature evergreen trees in the parkway area. Access to the site is currently provided by a single driveway located along the west side of Greenstone Avenue.⁶⁰ The proposed project and the applicable zoning and general plan land use designations will be compatible with the proposed use. As a result, less than significant impacts will occur.

B. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?* • **No Impact.**

As indicated in the previous subsection, the use contemplated for the proposed development will not conflict with any existing General Plan land use designation or zoning designation.⁶¹ The Zoning Map is shown in Exhibit 3-4. In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and is not subject to a local coastal program.⁶² The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan or natural community conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 8½ miles northeast from the project site.⁶³ The construction and occupancy of the proposed residential development will be restricted to the project site and will not affect the Puente Hills SEA. Therefore, no impacts will result.

CUMULATIVE IMPACTS

The potential cumulative impacts with respect to land use are site-specific. There are no related projects located adjacent to the proposed project site. The proposed project will not require any GPA or ZC and the future use will be consistent with the Santa Fe Springs General Plan, no cumulative land use impacts will result from the proposed project's implementation.

⁵⁸ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on April 25, 2021.

⁵⁹ Ibid.

⁶⁰ Ibid.

⁶¹ City of Santa Fe Springs. *General Plan Land Use Map and Zoning Map*. As amended 2010.

⁶² Google Maps. Website accessed April 14, 2021.

⁶³ County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

MITIGATION MEASURES

The analysis determined that no impacts on land use and planning would result upon the implementation of the proposed project. As a result, no mitigation measures are required.

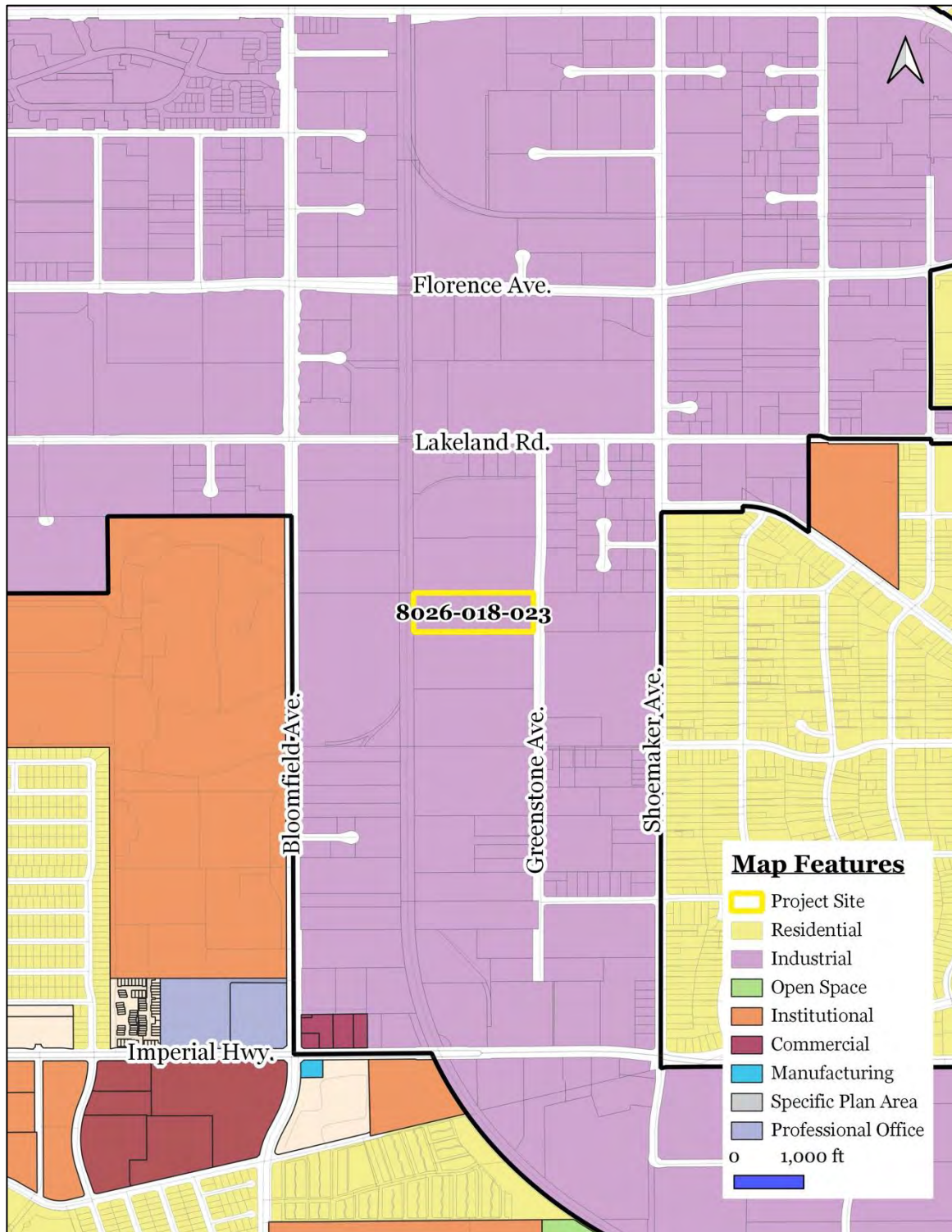


EXHIBIT 3-4
GENERAL PLAN ZONING MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✗
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✗

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?* • **No Impact.**

A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located within the project site boundaries. There is a plugged well located within the property to the north (well API 0403716439 operated by Ridge Hill Oil Company).⁸ The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1):* This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- *Mineral Resource Zone 2 (MRZ-2):* This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- *Mineral Resource Zone 3 (MRZ-3):* This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about

the quality of material in these areas could either upgrade the classification to MRZ-2 or downgraded it to MRZ-1.

- *Mineral Resource Zone 4 (MRZ-4)*: This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site. The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present. However, the site is in use as a trailer and truck yard and is surrounded on all sides by development. In addition, there are no active mineral extraction activities occurring on-site or in the adjacent properties. As a result, no impacts to mineral resources will occur.

- B.** *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?* • **No Impact.**

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

CUMULATIVE IMPACTS

The potential impacts on mineral resources are site-specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. No mineral resources or extraction activities are located within the project site boundaries nor are any such resources found within the boundaries of the four related projects. As a result, no cumulative impacts will occur.

MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the approval of the proposed project and its subsequent implementation. As a result, no mitigation measures are required.

3.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			×	
B. Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?			×	
C. For a project located within the vicinity of a private airstrip or- an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				×

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on noise if it results in any of the following:

- Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- **Would the project result in** generation of excessive groundborne vibration or groundborne noise levels?
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A.** *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* • **Less than Significant Impact.**

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise level increases of 3.0 dB or less are not generally

perceptible to persons with average hearing abilities.⁶⁴ Typical noise levels related to common activities are illustrated in Exhibit 3-5. The ambient noise environment in the vicinity of the proposed development is dominated by noise emanating from vehicles traveling on Greenstone Avenue.⁶⁵

Future sources of noise generated on-site will include noise typically associated with industrial uses and noise emanating from vehicles traveling to and from the site. The implementation of the proposed project will not expose any sensitive receptors to excessive noise because the proposed development's distance and separation from such uses. Furthermore, the proposed use will be required to adhere to all pertinent noise control regulations outlined by the City of Santa Fe Springs. The City of Santa Fe Springs Municipal Code has established the following noise control standards for development within M-2 zones: Absolute maximum of 90 dBA between 7:00 AM to 10:00 PM and an absolute maximum of 90 dBA between 10:00 PM to 7:00 AM.⁶⁶ The City's noise standards are not to be exceeded by five dBA for a cumulative period of 15 minutes in any hour, by ten dBA for a cumulative period of five minutes in any hour, by 15 dBA for a cumulative period of one minute in any hour, or by 20 dBA for any period of time (less than one minute in an hour).

A change in traffic noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. As indicated in Section 3.16, the project will generate approximately 333 net one-way PCE trips per average day. Therefore, the proposed project's traffic generation will not result in a doubling of traffic volumes. As a result, less than significant impacts will occur.

B. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels? • Less than Significant Impact.*

Construction activities for the proposed project have the potential to generate low levels of ground-borne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. The nearest noise sensitive land uses that may potentially be impacted by ground-borne vibration and noise (primarily from the use of heavy construction equipment) are the residential uses located to the east, east of Shoemaker Avenue. The noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. The aforementioned homes are more than 900 feet from the project site. The construction noise levels will decline as one moves away from the noise source. This effect is known as spreading loss. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. However, construction activities will be in compliance with the City's noise standards.

⁶⁴ Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

⁶⁵ Blodgett Baylosis Environmental Planning. *Site Survey*. April 27, 2021.

⁶⁶ Santa Fe Springs, City of. Municipal Code. *Title XV Land Usage, Chapter 155 Zoning, Section 155.424*.

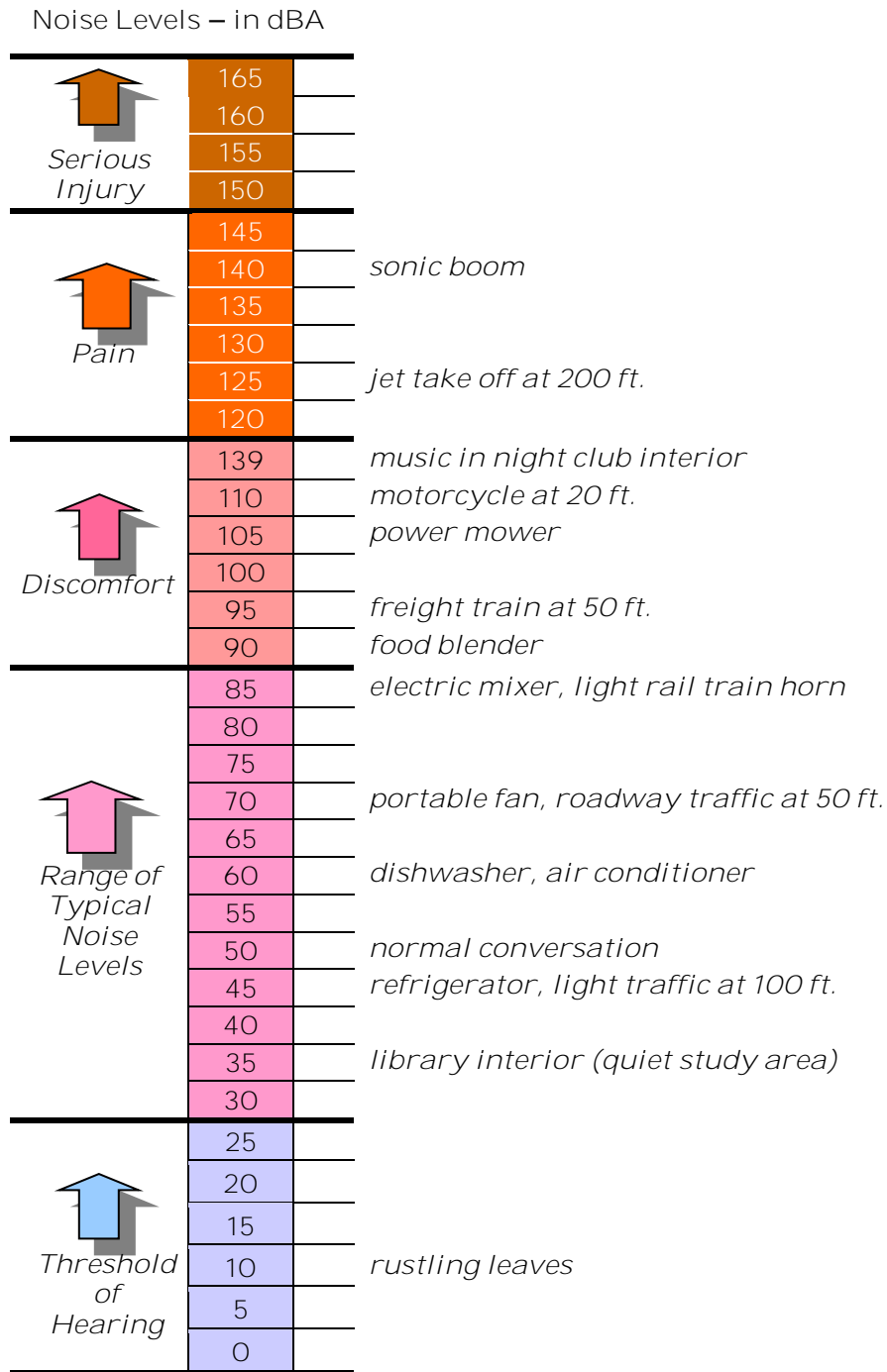


EXHIBIT 3-5 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

As previously mentioned, the operation of equipment or the construction of projects is prohibited in between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day when the project is located within a radius of 500 feet from a residential area. Compliance with City noise standards will decrease any potential adverse impacts to the nearby residential neighborhood. Adherence to the City's noise control standards will reduce the construction-related noise impacts to levels that are less than significant since the hours of construction will be limited to the daytime periods.

The City of Santa Fe Springs has not adopted policies or guidelines relative to ground-borne vibration resulting from construction. The City Municipal Code (Section 155.428) states, "Every use shall be so operated that the ground vibration generated by said use is not harmful or injurious to the use or development of surrounding properties. No vibration shall be permitted which is perceptible without instruments at any use along the property line on which said use is located." However, this threshold applies to ground-borne vibrations from long-term operational activities, not construction. The proposed project is a residential development and would not involve the use of equipment that would result in high vibration levels, which are more typical for large commercial and industrial projects. In addition, the proposed use would not result in the increased use of heavy-duty vehicles on the public roadways. As a result, the potential ground-borne noise impacts are considered to be less than significant.

- C.** *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?* • **No Impact.**

The project site is not located within two miles of an airport. Fullerton Airport is located approximately six miles southeast of the project site and the Long Beach Airport is located approximately ten miles to the southwest.⁶⁷ The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. As a result, the project will not expose people working in the project area to excessive noise levels and no impacts will occur.

CUMULATIVE IMPACTS

The related projects are located away from each other so that the cumulative stationary noise impacts would not be audible. None of the related projects are located within 800 feet of the project site. In addition, none of the related projects are located within a direct line of sight of the proposed project. As a result, no cumulative noise impacts will result.

MITIGATION MEASURES

The analysis of potential noise impacts indicated that no significant adverse impacts would result from the proposed project's construction and operation. As a result, no mitigation measures are required.

⁶⁷ Toll-Free Airline. *Los Angeles County Public and Private Airports, California*. <http://www.tollfreeairline.com/california/losangeles.htm>.

3.14 POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				×
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				×

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on population and housing if it results in any of the following:

- **Would the project** induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- **Would the project** displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?* • **No Impact.**

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The project site is currently being used as a truck trailer parking facility. The site is surrounded on all sides by urban development.
- *Extension of roadways and other transportation facilities.* No roadway extensions will be required to accommodate the proposed development.
- *Extension of infrastructure and other improvements.* The installation of any new utility lines will not lead to subsequent offsite development since these utility lines will serve the site only.

- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* There are no housing units located on either property. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The project's construction would result in a limited increase in construction employment which can be accommodated by the local labor market.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed project is projected to add 95 new jobs. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to have an employment population of 20,300 job through the year 2045, which is an increase of 2,400 jobs from the 2020 figure.⁶⁸ The proposed project's number of 95 new jobs is well within SCAG's population projections for the City of Santa Fe Springs.⁶⁹ The proposed project will not induce substantial unplanned population growth in an area. As a result, no impacts will occur.

B. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?* • **No Impact.**

No housing units will be displaced as a result of the proposed project's implementation. The site is currently being used as a truck and trailer parking facility. As a result, no housing displacement impacts will occur.

CUMULATIVE IMPACTS

The proposed project's development of would not involve any residential development nor would it result in any displacement of housing units. Two related projects (Related Project #1, Lakeland Road Housing Development and Related Project #2, Lakeland Apartments) would result in potential residential development. The projected employment increase from the proposed project and the population increase resulting from the single related project would be consistent with the Growth Forecast in SCAG's RTP/SCS. As a result, no cumulative housing and population impacts would result.

MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

⁶⁸ Southern California Association of Governments. *Adopted Growth Forecast Regional Transportation Plan 2016-2040.*

⁶⁹ Southern California Association of Governments. *Adopted Growth Forecast Regional Transportation Plan 2016-2040.*

3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for: fire protection; police protection; schools; parks; or other public facilities?			×	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in fire protection; police protection; schools; parks; or other public facilities? • Less than Significant Impact.*

Fire Department

The City of Santa Fe Springs Fire Department provides fire prevention and emergency medical services within the City. The department consists of three separate divisions: Operations, Fire Prevention and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections, and public education. Finally, the Environmental Protection Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road). The first response station to the site is station No. 1.⁷⁰ The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would only place an incremental demand on

⁷⁰ Santa Fe Springs Fire Department. Website accessed on August 22, 2020.

fire services since the project will involve the construction of a modern structure that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance. Compliance with the abovementioned requirement, as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant. Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to local roadways and potentially requiring partial lane closures during street improvements and utility installations. However, at no time will Greenstone Avenue be completely closed to traffic. All construction staging areas will be located within the project site. As a result, the project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and less than significant impacts are associated with the proposed project's implementation

Law Enforcement

The City of Santa Fe Springs Department of Police Services (DPS) is responsible for management of all law enforcement services within the City. The DPS is staffed by both City personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The police services contract between the two cities provides for a specified number of WPD patrolling officers though the DPS has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and six support personnel.⁷¹ The proposed project would only place an incremental demand on police protection services since the project would be secured at all times. The building and layout design would include crime prevention features, such as nighttime security lighting and secure parking facilities. A sliding wrought iron gate will be installed at the entrance to the loading dock area. To ensure the proposed project adheres to the City's security requirements, the City of Santa Fe Springs Department of Police Services will review the site plan for the proposed project to ensure that the development adheres to the Department requirements, including, but not limited to, photometric plan review. Adherence to the abovementioned requirement will reduce potential impacts to levels that are less than significant.

Schools

The project site is served by the following schools and school districts: Carmela Elementary School (South Whittier School District), Richard Graves Middle School (South Whittier School District), and Santa Fe High School (Whittier Union High School District). The nearest other school district to the project site, the Norwalk-La Mirada School District, does not have any schools within the project area. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The proposed project's school enrollment impacts will be offset by the school fees that will be paid by the developer. As a result, less than significant impacts will result from the proposed project's implementation.

Recreational Services

Due to the industrial nature of the proposed project, the proposed project will not likely place a demand for recreational open space and services. As a result, the impacts anticipated are less than significant.

⁷¹ City of Whittier. <http://www.cityofwhittier.org/depts/police/sfs/default.asp>.

Governmental Services

No new governmental services will be needed, and the proposed project is not expected to have any significant impact on existing governmental services. The proposed project will not directly increase demand for governmental services. As a result, no impacts are anticipated.

CUMULATIVE IMPACTS

The projected population increase resulting from the proposed project and the two related projects that are residential would still be within the projected year 2040 population projection developed by SCAG. During the period from 2006-07 through 2015-16, the South Whittier School District enrollments declined by 1,016 students, or 24.9%. In addition, all of the cumulative projects along with the proposed project will be required to pay all pertinent school development fees. As a result, the additional students generated by the proposed project would not result in any adverse cumulative impacts.

MITIGATION MEASURES

The analysis of public service impacts indicated that no significant adverse impacts are anticipated and no mitigation is required with the implementation of the proposed project.

3.16 RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			×	
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				×

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on recreation if it results in any of the following:

- Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* • *Less than Significant Impact.*

The City of Santa Fe Springs Parks and Recreation Services Department operates and maintains a wide range of active and passive facilities for local residents. These parks include Los Nietos Park, Little Lake Park, Lake Center Athletic Park, Lakeview Park, Santa Fe Springs Park and Heritage Park. The nearest park to the project site is the Amelia Mayberry Park located approximately 2,100 feet to the northeast. This park is owned and operated by Los Angeles County Department of County Parks and Recreation. Given the industrial nature of the proposed project, there will not be an increase in the demand for recreational use and services. As a result, the impacts anticipated are less than significant.

B. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?* • **No Impact.**

The proposed project does not involve recreational facilities or the construction or expansion of recreational facilities. As a result, no impacts are anticipated.

CUMULATIVE IMPACTS

The analysis determined that the proposed project would not result in any impacts on recreational services or facilities. These potential residents will utilize the various public services in the City. **Two related projects** (Related Project #1, Lakeland Road Housing Development and Related Project #2, Lakeland Apartments) would result in potential residential development. These two related projects that are residential will **provide recreational amenities as part of their individual developments. As a result, the potential cumulative impacts will be less than significant.**

MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.17 TRANSPORTATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✗	
B. Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?				✗
C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✗
D. Would the project result in inadequate emergency access?				✗

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on transportation and circulation if it results in any of the following:

- Would the project conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- Would the project result in inadequate emergency access?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?* • **Less than Significant Impact.**

The project will provide two full-access driveways on Greenstone Avenue for both cars and trucks. The following paragraphs provide a brief description of the existing roadways which comprise the circulation network of the study area, providing the majority of both regional and local access to the project.

- *Bloomfield Avenue* is a major north-south major arterial highway with two travel lanes in each direction. The street is approximately 84 to 90 feet wide and posted with a speed limit of 40 miles per hour. Directional travels are separated by either raised median or a 2-way turn lane along the center of the street. The intersections of Bloomfield Avenue at Florence Avenue, Lakeland Road and Imperial Highway are signalized. Parking is not permitted along the sides of the street. The

average daily volume on Bloomfield Avenue is approximately 17,610 vehicles per day (assuming PM peak hour volume counted on Bloomfield Avenue represents approximately 10% of its average daily traffic volume).

- *Greenstone Avenue* is a north-south local street with one travel lane in each direction. The street is approximately 64 feet wide and posted with a speed limit of 35 miles per hour. Directional travels are separated by a yellow line along the center of the street. Parking is permitted along the sides of the street.
- *Shoemaker Avenue* is a north-south secondary arterial highway **per the City's Circulation Element** of General Plan with two travel lanes in each direction. The street is approximately 84 feet wide and posted with a speed limit of 45 miles per hour in the vicinity of the project site. Directional travels are separated by a yellow line along the center of the street. The intersections of Shoemaker Avenue at Florence Avenue, Lakeland Road and Imperial Highway are signalized. Parking is permitted along the sides of the street. The average daily volume on Shoemaker Avenue is approximately 11,460 vehicles per day (assuming PM peak hour volume counted on Shoemaker Avenue represents approximately 10% of its average daily traffic volume).
- *Florence Avenue* is a major east-west arterial street with two travel lanes in each direction plus left turn lanes at major intersections. Directional travel is separated by raised median islands along the center. The street is approximately 80 feet wide and posted with a speed limit of 40 miles per hour. Parking is not permitted along the sides of the street. The average daily volume on Florence Avenue is approximately 23,830 vehicles per day (assuming PM peak hour volume counted on Florence Avenue represents approximately 10% of its average daily traffic volume).
- *Lakeland Road* is a north-south secondary arterial highway with one travel lane in each direction. Directional travel is separated by a 2-way turn lane along the center of the street. The street is approximately 64 feet wide and posted with a speed limit of 40 miles per hour. Parking is partially permitted along the sides of the street. The average daily volume on Lakeland Road is approximately 7,000 vehicles per day (assuming PM peak hour volume counted on Lakeland Road represents approximately 10% of its average daily traffic volume).
- *Imperial Highway* is a major east-west arterial street with three travel lanes in each direction plus turn lanes at major intersections. Directional travel is separated by raised median islands along the center. The street is approximately 84 feet wide and posted with a speed limit of 45 miles per hour. Parking is not permitted along the sides of the street. The average daily volume on Imperial Highway is approximately 26,860 vehicles per day (assuming PM peak hour volume counted on Imperial Highway represents approximately 10% of its average daily traffic volume).⁷²

For the purpose of evaluating existing operating conditions as well as future operating conditions with and without the proposed project, the study area was carefully selected in accordance with local traffic study guidelines. Manual turning movement counts for the selected intersections were collected in the field for the morning and evening peak periods during the month of April 2021.

⁷² Crown City Traffic Engineers. *Greenstone Avenue Warehouse Project: Traffic Impact Analysis (TIA) Report*. April, 2021

The intersections were counted during the peak hours of 7:00 to 9:00 AM and 4:00 to 6:00 PM on a typical weekday (Tuesday, Wednesday or Thursday) in a non-holiday week. It was determined that the following six (6) key signalized intersections would be analyzed in the study:

- Bloomfield Avenue and Florence Avenue (Signalized);
- Bloomfield Avenue and Lakeland Road (Signalized);
- Bloomfield Avenue and Imperial Highway (Signalized);
- Shoemaker Avenue and Florence Avenue (Signalized);
- Shoemaker Avenue and Lakeland Road (Signalized); and,
- Shoemaker Avenue and Imperial Highway (Signalized).⁷³

Year 2021 existing traffic conditions were evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. Table 3-4 presents existing condition intersection level of service (LOS) analysis summary. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report. Based on the results of this analysis, all 6 of the 6 study intersections are operating at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours, as shown in Table 3-4.⁷⁴

Table 3-4
Future Year (2022) Pre-Project Conditions without Level of Service
Summary

Intersection	Peak Hour	Future Pre-Project Conditions	
		Level of Service (LOS)	Volume to Capacity (V/C)
1. Bloomfield Ave. & Florence Ave. (Signalized)	AM	B	0.704
	PM	D	0.813
2. Bloomfield Ave. & Lakeland Rd. (Signalized)	AM	A	0.415
	PM	A	0.566
3. Bloomfield Ave. & Imperial Hwy. (Signalized)	AM	B	0.613
	PM	B	0.690
4. Shoemaker Ave. & Florence Ave. (Signalized)	AM	B	0.607
	PM	B	0.677
5. Shoemaker Ave. & Lakeland Rd. (Signalized)	AM	A	0.326
	PM	A	0.416
6. Shoemaker Ave. & Imperial Hwy. (Signalized)	AM	A	0.598
	PM	B	0.612

Source: Crown City Engineers, Inc.

⁷³ Crown City Traffic Engineers. *Greenstone Avenue Warehouse Project: Traffic Impact Analysis (TIA) Report*. April, 2021.

⁷⁴ Ibid.

In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates for the project are based on the nationally recognized **recommendations contained in “Trip Generation”** manual, 10th edition, published by the Institute of Transportation Engineers (ITE). ITE also provides information on percentage of truck traffic associated with warehouse/storage land use. The vehicle-mix percentages provided for heavy warehouse use in the City of Fontana’s **“Truck Trip Generation Study”, August 2003, were used to determine the number** of various types of truck trips to be generated. A truck trip is generally equivalent to 2 or 3 passenger car trips depending on the type of trucks. Accordingly, a 2.0 factor was applied to the number of 2-axle and 3-axle truck trips and a 3.0 factor was applied to the number of 4+-axle truck trips to estimate passenger car equivalent (PCE) trips generated by the trucks.⁷⁵

Table 3-5 shows a summary of trip generation estimates for the project. It is estimated that the project will generate approximately 333 net one-way PCE trips per average day (167 inbound and 166 outbound). The average weekday net new peak hour PCE trips will be approximately 33 trips during the AM peak hour (25 inbound and 8 outbound), and 36 trips during the PM peak hour (10 inbound and 26 outbound).

Table 3-5
Proposed Project’s Trip Generation

ITE Code/ Land Use	Size & Unit	Trip Generation Rate ¹							Average Traffic Volume						
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			Total	%IN	%OUT	Total	%IN	%OUT		IN	OUT	Total	IN	OUT	Total

Total Vehicle Trip Generation

150 Warehouse	150,548 KSF	1.74	0.17	77%	23%	0.19	27%	73%	251	19	6	25	8	21	29
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Vehicle Mix² and Passenger Car Equivalent (PCE) Trips

Vehicle Mix	Trip %	Vehicle Trips							PCE trips						
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			IN	OUT	Total	IN	OUT	Total		IN	OUT	Total	IN	OUT	Total
Car (PCE=1.0)	79.57%	200	15	4	19	5	16	21	200	15	5	20	6	16	22
2-axle Truck (PCE=2.0)	3.46%	9	1	0	1	1	1	2	17	1	1	2	0	1	1
3-axle Truck (PCE=2.0)	4.64%	11	1	1	2	0	1	1	23	2	0	2	1	2	3
4+-axle Truck (PCE=3.0)	12.33%	31	2	1	3	1	2	3	93	7	2	9	3	7	10
TOTAL TRIPS IN PCE:									333	25	8	33	10	26	36

Note: All trip rates are average rates per Institute of Transportation Engineers (ITE)’s publication manual “Trip Generation”, 10th Edition, 2017.

¹ Trip rates for Warehouse (ITE Code 150) from Institute of Transportation Engineers (ITE), “Trip Generation” manual, 10th Edition, 2017

² Vehicle mix percentages for Heavy Warehouse (ITE Code 150) from the City of Fontana, “Truck Trip Generation Study”, August 2003

⁷⁵ Crown City Traffic Engineers. *Greenstone Avenue Warehouse Project: Traffic Impact Analysis (TIA) Report*. April, 2021.

All of the study intersections will continue to operate at an acceptable level of service (LOS) D or better (i.e., within the range of acceptable thresholds of LOS A through D) during the AM and PM peak hours under future traffic conditions with the project (refer to Table 3-6). The project's off-site traffic impact would not be considered significant at any of these intersections based on volume to capacity ratio and level of service expected after the project. **A project's impact on the circulation system is determined by comparing the level of service (LOS) and V/C ratios at key intersections under the future pre-project conditions and future post-project conditions.** A LOS level D or better is acceptable for urban area intersections. A level of service worse than D (i.e., LOS E or F) is considered deficient and **unacceptable**. **A project's traffic impact is determined to be significant if the increase in V/C ratio is 0.04 or more at LOS C, or 0.02 or more at LOS D, or 0.01 or more at LOS E and F.**⁷⁶

Table 3-6
Future (2021) Level of Service Summary with and without Project

Intersection	Peak Hour	Future 2022 Conditions				Increase in V/C by Project
		Without Project		With Project		
		LOS	V/C	LOS	V/C	
1. Bloomfield Ave. & Florence Ave. (Signalized)	AM	D	0.714	C	0.706	0.002
	PM	B	0.813	D	0.816	0.003
2. Bloomfield Ave. & Lakeland Rd. (Signalized)	AM	A	0.415	A	0.420	0.005
	PM	A	0.566	A	0.566	0.000
3. Bloomfield Ave. & Imperial Hwy. (Signalized)	AM	B	0.613	B	0.616	0.003
	PM	B	0.690	B	0.691	0.001
4. Shoemaker Ave. & Florence Ave. (Signalized)	AM	B	0.607	B	0.608	0.001
	PM	B	0.677	B	0.677	0.000
5. Shoemaker Ave. & Lakeland Rd. (Signalized)	AM	A	0.326	A	0.327	0.001
	PM	A	0.416	A	0.416	0.000
6. Shoemaker Ave. & Imperial Hwy. (Signalized)	AM	A	0.598	A	0.599	0.001
	PM	B	0.612	B	0.613	0.001

Source: Crown City Engineers, Inc.

As the above results in Table 3-6 indicate, the increases in V/C ratio by project traffic would not exceed the significance thresholds of project-related impacts. Therefore, the project is not expected to significantly impact traffic conditions at any of the key intersections in the vicinity. As a result, the impacts are less than significant.

B. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)? • No Impact.*

According to CEQA Guidelines §15064.3 subdivision (b)(1), vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. It is important to note that the project is an

⁷⁶ Crown City Traffic Engineers. *Greenstone Avenue Warehouse Project: Traffic Impact Analysis (TIA) Report*. April, 2021.

“infill” development, which is seen as an important strategy in combating the release of GHG emissions. The County of Los Angeles is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The requirements of the CMP became effective with voter approval of Proposition 111. The purpose of the CMP is to link land use, transportation, and air quality decisions to develop a partnership among transportation decision-makers in devising appropriate transportation solutions that include all modes of travel and to propose transportation projects that are eligible to compete for State gas tax funds. The CMP also serves to consistently track trends during peak traffic hours at major intersections in the County and identify areas in great need of improvements where traffic congestion is worsening. The CMP requires that intersections which are designated as being officially monitored by the Program be analyzed under the County’s CMP criteria if the proposed project is expected to generate 50 or more peak hour trips on a CMP-designated facility. The nearest CMP-designated intersection to the project site is Imperial Highway/Carmenita Road. This intersection was not analyzed within the traffic impact analysis and will not experience more than 50 peak hour trips at a freeway intersection.

Based on the results of the traffic impact analysis, the proposed Greenstone Warehouse project would not significantly impact any of the key intersections analyzed in the surrounding roadway system. The addition of project traffic will not increase the volume to capacity (V/C) ratios at these intersections beyond the significance thresholds of project related impacts as defined in the City’s Traffic Study Guidelines. Therefore, no off-site mitigation measures would be necessary for the development of this project.

C. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?* **No Impact.**

The project will provide two full-access driveways along the east side of Greenstone Avenue. A maximum of 19 vehicles (passenger car equivalent) will enter the site during the peak hour through the driveways on Greenstone Avenue from the north by making a right-turn movement. A maximum of 20 vehicles (passenger car equivalent) will exit the site during the peak hour through the driveways to travel north by making a left-turn movement. This low volume of traffic is not expected to cause any significant on-street delays or long queues. Adequate sight distance is available from the driveways along both directions on Greenstone Avenue⁷⁷. As a result, no impacts will occur.

D. *Would the project result in inadequate emergency access?* • **No Impact.**

The project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, the proposed project’s implementation will not result in any impacts.

CUMULATIVE IMPACTS

Trip generation estimates for these related projects were developed by using nationally recognized and recommended rates contained in “Trip Generation” manual, 10th edition, published by the Institute of Transportation Engineers (ITE). ITE also provides information on percentage of truck traffic associated with warehouse/storage land use. For warehouse uses, vehicle trips were calculated in terms of passenger car equivalents (PCE) by using vehicle mix percentages provided for warehouse uses in the City of Fontana’s “Truck Trip Generation Study”, August 2003. A truck trip is generally equivalent to 2 or 3 passenger car

⁷⁷ Crown City Traffic Engineers. *Greenstone Avenue Warehouse Project: Traffic Impact Analysis (TIA) Report*. April, 2021.

trips depending on the type of trucks. Accordingly, a 2.0 factor was applied to the number of 2-axle and 3-axle truck trips and a 3.0 factor was applied to the number of 4+ -axle truck trips to estimate passenger car equivalent (PCE) trips generated by the trucks.

The traffic study indicated that the related projects will generate approximately 333 PCE trips per average day. The average weekday net new peak hour trips will be approximately 33 PCE trips during the AM peak hour, and 36 PCE trips during the PM peak hour. As the traffic study results indicate, all of the 6 study intersections will continue to operate at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours.⁷⁸

MITIGATION MEASURES

Based on the results of the traffic impact analysis, the proposed project would not significantly impact any of the key intersections analyzed in the surrounding roadway system. The addition of project traffic will not increase the volume to capacity (V/C) ratios at these intersections beyond the significance thresholds of project related impacts as defined in the City's Traffic Study Guidelines. Therefore, no off-site mitigation measures would be necessary for the development of this project.

⁷⁸ Crown City Traffic Engineers. *Greenstone Avenue Warehouse Project: Traffic Impact Analysis (TIA) Report*. April, 2021.

3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe5020.1(k)?		✗		

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in*

subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? • Less than Significant Impact with Mitigation.

A Tribal Cultural Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

Adherence to the aforementioned mitigation presented above and in Subsection B under Cultural Resources will minimize potential impacts to levels that are less than significant.

CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site-specific. Furthermore, the analysis herein determined that the proposed project would not result in any impacts on cultural resources. All of the related projects are located on properties that are developed. None of the properties were located on sites that were undisturbed. As a result, no cumulative tribal/cultural resources impacts will occur as part of the proposed project's implementation.

MITIGATION MEASURES

The Gabrielino-Kizh indicated that the project area is located within the Tribe's ancestral territory. However, the Tribe considers the area to be sensitive for cultural resources, and requests the following mitigation measure be implemented:

Mitigation Measure No. 4 (Tribal Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that

involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provided law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

3.19 UTILITIES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			×	
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?				×
C. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			×	
D. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			×	
E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				×
F. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				×

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- **Would the project** have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- Would the project result in a determination by the wastewater treatment provider which serves or may serve **the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

- Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?
- Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? • Less than Significant Impact.*

The City of Santa Fe Springs is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to Santa Fe Springs is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over 5 million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River. **Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.⁹ The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 20.36 mgd. As indicated in Table 3-5, the future development is projected to generate 4,333 gallons of effluent on a daily basis which is well under the capacity of the aforementioned WRPs.⁷⁹**

Table 3-5
Wastewater (Effluent) Generation (gals/day)

Use	Floor Area	Factor	Generation
Distribution	144,434 sq. ft.	0.03 gallons/day/sq. ft.	4,333 gals/day
Total Consumption			4,333 gals/day

Source: Blodgett Baylosis Environmental Planning.

In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment

facilities will be required to accommodate the proposed project and as a result, the impacts are expected to be less than significant.

B. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?* • **No Impact.**

As indicated in the previous section, the proposed project will generate approximately 21,684 gallons of wastewater a day. The future wastewater generation will be within the treatment capacity of the Los Coyotes and Long Beach WRP. Water in the local area is supplied by the Santa Fe Springs Water Utility Authority (SFSWUA). Water is derived from two sources: groundwater and surface water. The SFSWUA pumps groundwater from the local well and disinfects this water with chlorine before distributing it to customers. SFSWUA also obtains treated and disinfected groundwater through the City of Whittier from eight active deep wells located in the Whittier Narrows area. The proposed project is projected to consume approximately 7,222 gallons of water on a daily basis.

Table 3-6
Water Consumption (gals/day)

Use	Floor Area	Factor	Generation
Distribution	144,434 sq. ft.	0.05 gallons/day/sq. ft.	7,222 gals/day
Total Consumption			7,222 gals/day

Source: Blodgett Baylosis Environmental Planning.

The existing water supply facilities can accommodate this additional demand. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

C. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* • **Less than Significant Impact.**

The County of Los Angeles, acting as the Los Angeles County Flood Control District (LACFCD), has the regional, County-wide flood control responsibility. LACFCD responsibilities include planning for developing and maintaining flood control facilities of regional significance which serve large drainage areas. The proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. The site proposes new internal roadways and hardscape areas that will be subject to the National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board. The project will also be required to comply with the City's storm water management guidelines. As a result, the potential impacts will be less than significant.

D. *Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?* • **Less than Significant Impact.**

As previously indicated, Table 3-6 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 32,526 gallons of water on a daily basis. The

existing water supply facilities can accommodate this additional demand. As a result, the impacts are considered to be less than significant.

E. *Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?* • **No Impact.**

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt. The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR&R Waste and Recycling, and Serv-Well Disposal Company.⁸⁰ Operational waste that cannot be recycled or taken to area landfills will be transported to the Commerce incinerator. **Trash collection is provided by the Consolidated Disposal Service, CR&R Waste and Recycling, and Serv-Well Disposal Company.** Table 3-7 indicates the solid waste generation for the proposed project.

Table 3-7
Solid Waste Generation (lbs./day)

Use	Floor Area	Factor	Generation
Distribution	144,434 sq. ft.	8.93 lbs/1,000/sq. ft.	1,290 lbs/day
Total Generation			1,290 lbs/day

Source: Blodgett Baylosis Environmental Planning.

The proposed project is projected to generate approximately 1,700 pounds of solid waste on a daily basis. The proposed project will contribute a limited amount to the waste stream. As a result, the impacts will be less than significant.

F. *Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?* • **No Impact.**

The proposed project, like all other development in Los Angeles County and the City of Santa Fe Springs, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

CUMULATIVE IMPACTS

The nearest related projects to the proposed project site include two related projects (Related Projects #3 and #4) located to the south of the project site on Greenstone Avenue. The potential for projects to have a cumulative impact depends on both their geographic location as well as the timing of development. The

⁸⁰ Los Angeles County Sanitation Districts.
http://www.lacsd.org/wastewater/wwwfacilities/joint_outfall_system_wrp/los_coyotes.asp.

geographic area affected by cumulative projects will vary depending on the environmental topic. **Both the proposed project and the two related projects will connect to water, and sewer lines located in Greenstone Avenue.**

MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				×
B. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				×
C. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				×
D. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				×

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on wildfire risk and hazards if it results in any of the following:

- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?
- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or

downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?* • **No Impact.**

The proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.

- B.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?* • **No Impact.**

The project site is slated for development. The proposed project may be exposed to particulate emissions generated by wildland fires in the surrounding region. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, no impacts will occur.

- C.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?* • **No Impact.**

The project will not require, nor will it involve the extension of new utility lines such as gas lines, water lines, etc. other than connections to the site itself. As a result, no impacts will result.

- D.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?* • **No Impact.**

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. Therefore, the project will not result in any impacts related to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no impacts will occur.

CUMULATIVE IMPACTS

The analysis herein determined that the proposed project would not result in any significant adverse impacts with respect to potential wildfire. In addition, none of the four related projects are located within an area located in a geographic area where there is a risk from wildfire. All four related projects occupy properties that are developed and are surrounded by urban development. As a result, no cumulative impacts related to wildfire will occur.

MITIGATION MEASURES

The analysis of **wildfires** impacts indicated that less than significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

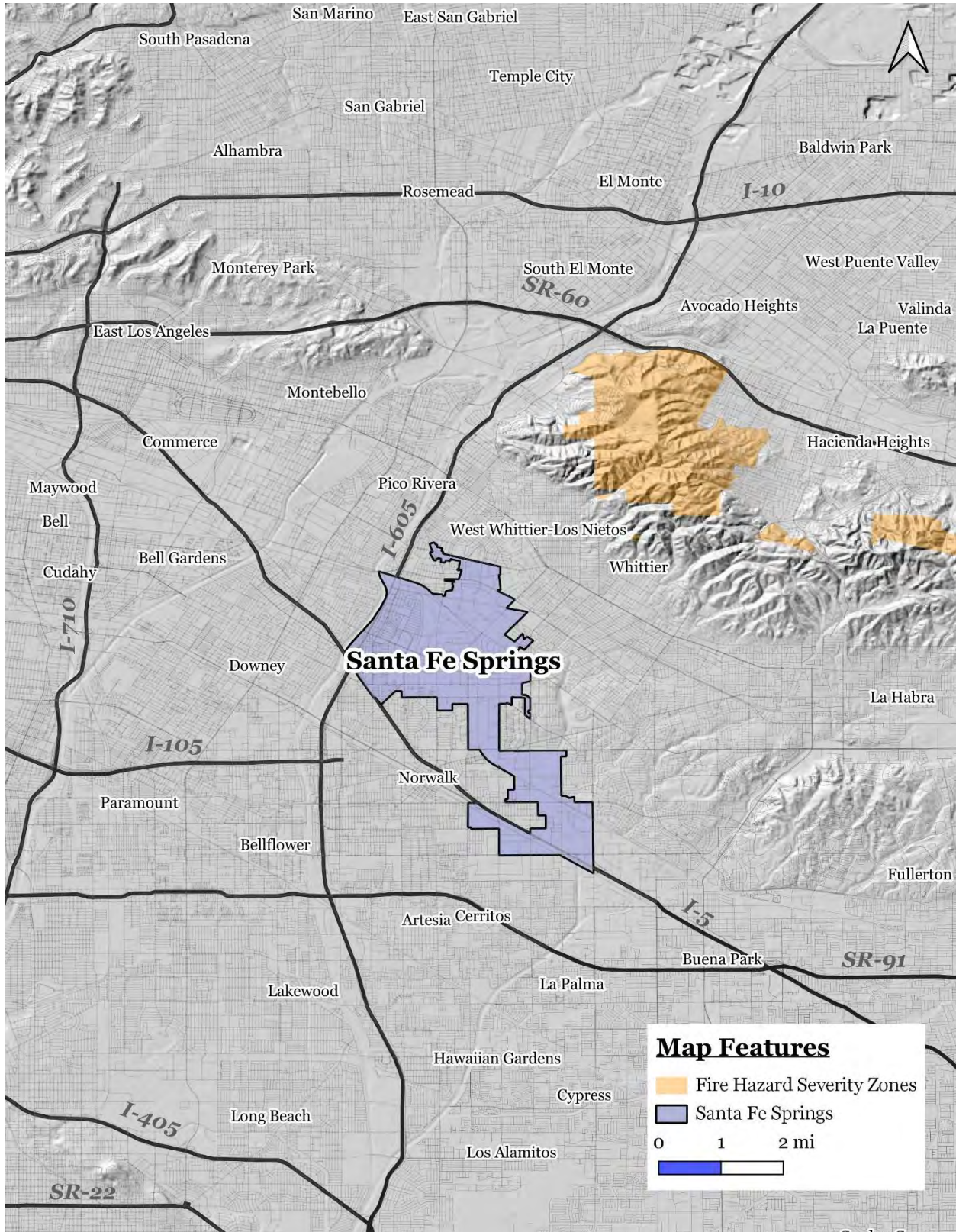


EXHIBIT 3-6 FHSZ MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				×
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				×
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				×

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- A. The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- B. The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The proposed project and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.
- C. The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.



SECTION 4 CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory, with the implementation of the required mitigation.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly, with the implementation of the required mitigation.

4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional finding that a mitigation monitoring and reporting program will be required for the proposed project.



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SECTION 5 REFERENCES

5.1 PREPARERS

Blodgett Baylosis Environmental Planning
16388 Colima Road, Suite 206J
Hacienda Heights, CA 92240
(626) 336-0033

Marc Blodgett, Project Principal
Andrea Withers, Project Manager
Karla Nayakarathne, Project Planner and Geographer

5.2 REFERENCES

All references have been identified using footnotes.



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APPENDIX A – AIR QUALITY WORKSHEETS

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

11401 Greenstone Ave
South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	144.43	1000sqft	3.32	144,434.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9	Operational Year	2023		
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Construction Characteristics

Grading - Site Plan

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	18.00	30.00
tblConstructionPhase	NumDays	230.00	120.00
tblConstructionPhase	NumDays	8.00	15.00
tblConstructionPhase	NumDays	18.00	30.00
tblConstructionPhase	NumDays	5.00	15.00
tblConstructionPhase	PhaseEndDate	2/23/2023	11/18/2022

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tblConstructionPhase	PhaseEndDate	1/4/2023	8/26/2022
tblConstructionPhase	PhaseEndDate	2/16/2022	3/11/2022
tblConstructionPhase	PhaseEndDate	1/30/2023	10/7/2022
tblConstructionPhase	PhaseEndDate	2/4/2022	2/18/2022
tblConstructionPhase	PhaseStartDate	1/31/2023	10/8/2022
tblConstructionPhase	PhaseStartDate	2/17/2022	3/12/2022
tblConstructionPhase	PhaseStartDate	2/5/2022	2/19/2022
tblConstructionPhase	PhaseStartDate	1/5/2023	8/27/2022
tblGrading	AcresOfGrading	15.00	8.00
tblGrading	AcresOfGrading	22.50	7.50

2.0 Emissions Summary

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	44.8756	33.1269	21.1624	0.0403	18.7977	1.6138	20.4115	10.0413	1.4847	11.5260	0.0000	3,899.9529	3,899.9529	1.1970	0.0869	3,927.4537
Maximum	44.8756	33.1269	21.1624	0.0403	18.7977	1.6138	20.4115	10.0413	1.4847	11.5260	0.0000	3,899.9529	3,899.9529	1.1970	0.0869	3,927.4537

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	44.8756	33.1269	21.1624	0.0403	18.7977	1.6138	20.4115	10.0413	1.4847	11.5260	0.0000	3,899.9529	3,899.9529	1.1970	0.0869	3,927.4537
Maximum	44.8756	33.1269	21.1624	0.0403	18.7977	1.6138	20.4115	10.0413	1.4847	11.5260	0.0000	3,899.9529	3,899.9529	1.1970	0.0869	3,927.4537

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.2280	1.3000e-004	0.0147	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0316	0.0316	8.0000e-005		0.0337
Energy	0.0766	0.6968	0.5853	4.1800e-003		0.0530	0.0530		0.0530	0.0530		836.1111	836.1111	0.0160	0.0153	841.0797
Mobile	3.2390	3.7870	36.2988	0.0841	8.6505	0.0584	8.7089	2.3050	0.0543	2.3594		8,574.5438	8,574.5438	0.4964	0.3356	8,686.9545
Total	6.5436	4.4839	36.8989	0.0883	8.6505	0.1114	8.7619	2.3050	0.1073	2.4124		9,410.6865	9,410.6865	0.5125	0.3509	9,528.0678

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.2280	1.3000e-004	0.0147	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0316	0.0316	8.0000e-005		0.0337
Energy	0.0766	0.6968	0.5853	4.1800e-003		0.0530	0.0530		0.0530	0.0530		836.1111	836.1111	0.0160	0.0153	841.0797
Mobile	3.2390	3.7870	36.2988	0.0841	8.6505	0.0584	8.7089	2.3050	0.0543	2.3594		8,574.5438	8,574.5438	0.4964	0.3356	8,686.9545
Total	6.5436	4.4839	36.8989	0.0883	8.6505	0.1114	8.7619	2.3050	0.1073	2.4124		9,410.6865	9,410.6865	0.5125	0.3509	9,528.0678

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2022	1/28/2022	5	20	
2	Site Preparation	Site Preparation	1/29/2022	2/18/2022	5	15	
3	Grading	Grading	2/19/2022	3/11/2022	5	15	
4	Building Construction	Building Construction	3/12/2022	8/26/2022	5	120	
5	Paving	Paving	8/27/2022	10/7/2022	5	30	
6	Architectural Coating	Architectural Coating	10/8/2022	11/18/2022	5	30	

Acres of Grading (Site Preparation Phase): 7.5

Acres of Grading (Grading Phase): 8

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 216,651; Non-Residential Outdoor: 72,217; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38

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Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	61.00	24.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0512	0.0361	0.5683	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		153.1717	153.1717	4.0100e-003	3.6600e-003	154.3616
Total	0.0512	0.0361	0.5683	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		153.1717	153.1717	4.0100e-003	3.6600e-003	154.3616

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3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0512	0.0361	0.5683	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		153.1717	153.1717	4.0100e-003	3.6600e-003	154.3616
Total	0.0512	0.0361	0.5683	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		153.1717	153.1717	4.0100e-003	3.6600e-003	154.3616

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3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.5965	0.0000	18.5965	9.9879	0.0000	9.9879			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	18.5965	1.6126	20.2091	9.9879	1.4836	11.4715		3,686.0619	3,686.0619	1.1922		3,715.8655

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0614	0.0434	0.6820	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		183.8060	183.8060	4.8100e-003	4.3900e-003	185.2340
Total	0.0614	0.0434	0.6820	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		183.8060	183.8060	4.8100e-003	4.3900e-003	185.2340

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.5965	0.0000	18.5965	9.9879	0.0000	9.9879			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	18.5965	1.6126	20.2091	9.9879	1.4836	11.4715	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0614	0.0434	0.6820	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		183.8060	183.8060	4.8100e-003	4.3900e-003	185.2340
Total	0.0614	0.0434	0.6820	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		183.8060	183.8060	4.8100e-003	4.3900e-003	185.2340

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3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5877	0.0000	6.5877	3.3713	0.0000	3.3713			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	6.5877	0.9409	7.5285	3.3713	0.8656	4.2369		2,872.0464	2,872.0464	0.9289		2,895.2684

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0512	0.0361	0.5683	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		153.1717	153.1717	4.0100e-003	3.6600e-003	154.3616
Total	0.0512	0.0361	0.5683	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		153.1717	153.1717	4.0100e-003	3.6600e-003	154.3616

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3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5877	0.0000	6.5877	3.3713	0.0000	3.3713			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	6.5877	0.9409	7.5285	3.3713	0.8656	4.2369	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0512	0.0361	0.5683	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		153.1717	153.1717	4.0100e-003	3.6600e-003	154.3616
Total	0.0512	0.0361	0.5683	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		153.1717	153.1717	4.0100e-003	3.6600e-003	154.3616

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3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0438	1.1324	0.3788	4.6000e-003	0.1537	0.0115	0.1652	0.0442	0.0110	0.0553		495.7121	495.7121	0.0182	0.0720	517.6213
Worker	0.2081	0.1469	2.3111	6.1600e-003	0.6818	4.0800e-003	0.6859	0.1808	3.7600e-003	0.1846		622.8982	622.8982	0.0163	0.0149	627.7373
Total	0.2519	1.2794	2.6899	0.0108	0.8355	0.0156	0.8511	0.2251	0.0148	0.2399		1,118.6104	1,118.6104	0.0345	0.0869	1,145.3586

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3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0438	1.1324	0.3788	4.6000e-003	0.1537	0.0115	0.1652	0.0442	0.0110	0.0553		495.7121	495.7121	0.0182	0.0720	517.6213
Worker	0.2081	0.1469	2.3111	6.1600e-003	0.6818	4.0800e-003	0.6859	0.1808	3.7600e-003	0.1846		622.8982	622.8982	0.0163	0.0149	627.7373
Total	0.2519	1.2794	2.6899	0.0108	0.8355	0.0156	0.8511	0.2251	0.0148	0.2399		1,118.6104	1,118.6104	0.0345	0.0869	1,145.3586

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3.6 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9765	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504		1,805.1297	1,805.1297	0.5672		1,819.3091
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9765	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504		1,805.1297	1,805.1297	0.5672		1,819.3091

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0682	0.0482	0.7577	2.0200e-003	0.2236	1.3400e-003	0.2249	0.0593	1.2300e-003	0.0605		204.2289	204.2289	5.3400e-003	4.8800e-003	205.8155
Total	0.0682	0.0482	0.7577	2.0200e-003	0.2236	1.3400e-003	0.2249	0.0593	1.2300e-003	0.0605		204.2289	204.2289	5.3400e-003	4.8800e-003	205.8155

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3.6 Paving - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9765	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504	0.0000	1,805.1297	1,805.1297	0.5672		1,819.3091
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9765	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504	0.0000	1,805.1297	1,805.1297	0.5672		1,819.3091

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0682	0.0482	0.7577	2.0200e-003	0.2236	1.3400e-003	0.2249	0.0593	1.2300e-003	0.0605		204.2289	204.2289	5.3400e-003	4.8800e-003	205.8155
Total	0.0682	0.0482	0.7577	2.0200e-003	0.2236	1.3400e-003	0.2249	0.0593	1.2300e-003	0.0605		204.2289	204.2289	5.3400e-003	4.8800e-003	205.8155

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3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	44.6301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	44.8347	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0409	0.0289	0.4546	1.2100e-003	0.1341	8.0000e-004	0.1349	0.0356	7.4000e-004	0.0363		122.5374	122.5374	3.2100e-003	2.9300e-003	123.4893
Total	0.0409	0.0289	0.4546	1.2100e-003	0.1341	8.0000e-004	0.1349	0.0356	7.4000e-004	0.0363		122.5374	122.5374	3.2100e-003	2.9300e-003	123.4893

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3.7 Architectural Coating - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	44.6301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	44.8347	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0409	0.0289	0.4546	1.2100e-003	0.1341	8.0000e-004	0.1349	0.0356	7.4000e-004	0.0363		122.5374	122.5374	3.2100e-003	2.9300e-003	123.4893
Total	0.0409	0.0289	0.4546	1.2100e-003	0.1341	8.0000e-004	0.1349	0.0356	7.4000e-004	0.0363		122.5374	122.5374	3.2100e-003	2.9300e-003	123.4893

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4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.2390	3.7870	36.2988	0.0841	8.6505	0.0584	8.7089	2.3050	0.0543	2.3594		8,574.5438	8,574.5438	0.4964	0.3356	8,686.9545
Unmitigated	3.2390	3.7870	36.2988	0.0841	8.6505	0.0584	8.7089	2.3050	0.0543	2.3594		8,574.5438	8,574.5438	0.4964	0.3356	8,686.9545

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	567.63	927.27	735.17	2,847,106	2,847,106
Total	567.63	927.27	735.17	2,847,106	2,847,106

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.544109	0.060768	0.184625	0.129879	0.023845	0.006339	0.011719	0.008584	0.000815	0.000515	0.024285	0.000743	0.003774

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0766	0.6968	0.5853	4.1800e-003		0.0530	0.0530		0.0530	0.0530		836.1111	836.1111	0.0160	0.0153	841.0797
NaturalGas Unmitigated	0.0766	0.6968	0.5853	4.1800e-003		0.0530	0.0530		0.0530	0.0530		836.1111	836.1111	0.0160	0.0153	841.0797

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	7106.94	0.0766	0.6968	0.5853	4.1800e-003		0.0530	0.0530		0.0530	0.0530		836.1111	836.1111	0.0160	0.0153	841.0797
Total		0.0766	0.6968	0.5853	4.1800e-003		0.0530	0.0530		0.0530	0.0530		836.1111	836.1111	0.0160	0.0153	841.0797

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	7.10694	0.0766	0.6968	0.5853	4.1800e-003		0.0530	0.0530		0.0530	0.0530		836.1111	836.1111	0.0160	0.0153	841.0797
Total		0.0766	0.6968	0.5853	4.1800e-003		0.0530	0.0530		0.0530	0.0530		836.1111	836.1111	0.0160	0.0153	841.0797

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.2280	1.3000e-004	0.0147	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0316	0.0316	8.0000e-005		0.0337
Unmitigated	3.2280	1.3000e-004	0.0147	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0316	0.0316	8.0000e-005		0.0337

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3668					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8598					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.3700e-003	1.3000e-004	0.0147	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0316	0.0316	8.0000e-005		0.0337
Total	3.2280	1.3000e-004	0.0147	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0316	0.0316	8.0000e-005		0.0337

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3668					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8598					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.3700e-003	1.3000e-004	0.0147	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0316	0.0316	8.0000e-005		0.0337
Total	3.2280	1.3000e-004	0.0147	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0316	0.0316	8.0000e-005		0.0337

7.0 Water Detail

7.1 Mitigation Measures Water

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

**TRAFFIC IMPACT STUDY
WAREHOUSE
DEVELOPMENT
11401 GREENSTONE AVENUE
SANTA FE SPRINGS, CALIFORNIA**



Prepared for

**CITY OF SANTA FE SPRINGS
PLANNING DEPARTMENT**

11710 Telegraph Road
Santa Fe Springs, CA 90670



Prepared by

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Under the Supervision of:
Patrick B. Lang, P.E

April 2021
CCE2021-01 PBL

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TRAFFIC IMPACT STUDY
WAREHOUSE DEVELOPMENT
11401 GREENSTONE AVENUE
SANTA FE SPRINGS, CALIFORNIA

PREPARER'S CERTIFICATE

This is to certify that the above titled traffic study has been prepared under the supervision of Patrick B. Lang, P.E., a Professional Traffic Engineer, registered in the State of California.

Patrick B. Lang, P.E.
Registration #: TR 875

Date

Professional Engineer's Stamp

TRAFFIC IMPACT STUDY

WAREHOUSE DEVELOPMENT

11401 GREENSTONE AVENUE

SANTA FE SPRINGS, CALIFORNIA

EXECUTIVE SUMMARY

The purpose of this traffic impact analysis is to evaluate the impacts on traffic circulation system relating to the proposed operation of Greenstone Warehouse in the City of Santa Fe Springs, California. The proposed project will be located on the west side of Greenstone Avenue between Lakeland Road and Sunshine Avenue. The proposed project consists of construction of a warehouse building with a total floor area of 144,411 square feet in gross floor area (including a total of 9,000 square feet ancillary office uses).

The following are the key objectives of the study:

- Documentation of existing 2021 traffic conditions in the vicinity of the site.
- Determination of Project Opening Year (2022) traffic conditions and level of service (LOS) without and with the project.
- Determination of project related impacts to the circulation system, and
- Identification of mitigation measures to reduce any significant impacts to a level of insignificance.

The study included evaluation of the following six key signalized intersections in the general vicinity of the site:

- Bloomfield Avenue and Florence Avenue (Signalized)
- Bloomfield Avenue and Lakeland Road (Signalized)
- Bloomfield Avenue and Imperial Highway (Signalized)
- Shoemaker Avenue and Florence Avenue (Signalized)
- Shoemaker Avenue and Lakeland Road (Signalized)
- Shoemaker Avenue and Imperial Highway (Signalized)

The proposed Greenstone Warehouse project is estimated to generate approximately 333 net one-way passenger car equivalent (PCE) trips per average weekday (167 inbound and 166 outbound). The average weekday net new peak hour PCE trips will be approximately 33 PCE trips during the AM peak hour (25 inbound and 8 outbound), and 36 PCE trips during the PM peak hour (10 inbound and 26 outbound).

Based on the results of the traffic impact analysis, the proposed Greenstone Warehouse project would not significantly impact any of the key intersections analyzed in the surrounding roadway system. The addition of project traffic will not increase the volume to capacity (V/C) ratios at these intersections beyond the significance thresholds of project related impacts as defined in the City's Traffic Study Guidelines. Therefore, no off-site mitigation measures would be necessary for the development of this project.

The project will provide two full-access driveways along the west side of Greenstone Avenue. Traffic volume accessing the driveways by making left turns is expected to be low and is not expected to cause any significant on-street delays or long queues. Adequate sight distance is available from the driveways along both directions on Greenstone Avenue.

A total of 205 parking space will be provided on-site for the proposed Greenstone Warehouse project in accordance with the parking code requirements of the City of Santa Fe Springs. The project's parking supply will adequately satisfy the City's parking requirement of 192 spaces per code.

TRAFFIC IMPACT STUDY

WAREHOUSE DEVELOPMENT

11401 GREENSTONE AVENUE

SANTA FE SPRINGS, CALIFORNIA

INTRODUCTION

The purpose of this traffic impact analysis is to evaluate the impacts on traffic circulation system due to the proposed operation of Greenstone Warehouse in the City of Santa Fe Springs, California. The proposed project will be located on the west side of Greenstone Avenue between Lakeland Road and Sunshine Avenue. The proposed project consists of construction of a warehouse building with a total floor area of 144,411 square feet, including 9,000 square feet for ancillary office uses.

The following are the key objectives identified for this study:

- Documentation of existing 2021 traffic conditions in the vicinity of the site.
- Determination of Project Opening Year (2022) traffic conditions and level of service (LOS) without and with the project.
- Determination of project related impacts to the circulation system, and
- Identification of mitigation measures to reduce any significant impacts to a level of insignificance.

The report provides data regarding existing operational characteristics of traffic in the general vicinity of the project, as well as an analysis of the proposed project's impacts to these existing and anticipated future traffic conditions. The report identifies and quantifies the impacts at key intersections and attempts to address the most appropriate and reasonable mitigation strategies at any impacted intersections which are identified to be operating at a deficient level of service.

This report investigates existing 2021 and anticipated future 2022 opening year traffic operating conditions. The study has been prepared per City of Santa Fe Springs's latest Traffic Impact Study Guidelines.

REPORT METHODOLOGY

STUDY APPROACH

This report approaches the task of identifying and quantifying the anticipated impacts to the circulation system with a structured, “building block” methodology. The first step is to inventory and quantify existing conditions. Upon this foundation of fact, a travel forecast model, based on physical and operational characteristics of road network and manual observation of peak hour traffic movements, is structured for the entire project area and calibrated manually, by adjusting any traffic flow inconsistency, to produce reliable output, verifiable with the existing data. With the project traffic calculated and distributed onto the study area, at the anticipated opening year of the project in 2022, the travel forecast methodology is utilized to assess the project’s traffic impacts at that time. The methodology utilizes a growth factor for traffic based upon regional guidelines, any other projects in the project vicinity, as well as the traffic anticipated to be introduced from the proposed project to produce the travel forecast and level-of-service data for the future target year.

The trip generation estimate is based on the 10th edition of Institute of Transportation Engineers (ITE)’s “Trip Generation” manual. Research and interviews have been conducted with local and regional agencies in order to identify and characterize the most probable trip distribution patterns within the study area.

Project impacts are identified for the future year 2022 conditions. At those intersections operating deficiently (e.g., at a level worse than LOS D) and significantly impacted by the proposed project, a mitigation measure is identified and applied, and a before-and-after mitigation analysis conducted.

LEVEL OF SERVICE CRITERIA

Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (LOS). Levels of service are defined as LOS A through F. These levels recognize that, while an absolute limit exists as to the amount of traffic traveling through a given intersection (the absolute capacity), the conditions that motorists experience deteriorate rapidly as traffic approaches the absolute capacity. Under such conditions, congestion as well as delay is experienced. There is generally instability in the traffic flow, which means that relatively small incidents (e.g., momentary engine stall) can cause considerable fluctuations in speeds and delays. This near-capacity situation is labeled LOS E. Beyond LOS E, capacity is exceeded, and arriving traffic will exceed the ability of the intersection to accommodate it. An upstream queue will form and continue to expand in length until the demand volume reduces.

A complete description of the meaning of level of service can be found in the Highway Research Board’s Special Report 209 titled *Highway Capacity Manual*. The manual establishes the definitions for levels of service A through F. Brief descriptions of the six levels of service, as extracted from the manual, are listed in **Table 1**. The thresholds of level of service for signalized and unsignalized intersections are shown in **Table 2**.

LOS D is the minimum threshold at all key intersections in the urbanized areas. The traffic study guidelines require that traffic mitigation measures be identified to provide for operations at the minimum threshold levels.

For the study area intersections, the Intersection Capacity Utilization (ICU) procedure has been utilized to determine intersection levels of service. Levels of service are presented for the entire intersection, consistent with the local and regional agency policies.

While the level of service concept and analysis methodology provides an indication of the performance of the entire intersection, the single letter grade A through F cannot describe specific operational deficiencies at intersections. Progression, queue formation, and left turn storage are examples of the operational issues that affect the performance of an intersection, but do not factor into the strict calculation of level of service. However, it provides a volume to capacity (V/C) ratio that is more meaningful when identifying a project's impact and developing mitigation measures. Therefore, this V/C ratio information is included in describing an intersection's operational performance under various scenarios.

TABLE 1
LEVEL OF SERVICE DEFINITIONS

LOS	Description
A	No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily and nearly all drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally, drivers have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted.
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from restriction downstream. Speeds are reduced substantially and stoppages may occur for short or long periods of time due to congestion. In the extreme case, both speed and volume can drop to zero.

**TABLE 2
LEVEL OF SERVICE CRITERIA**

Level of Service	Two-Way or All-Way Stop Controlled Intersection Average Delay per Vehicle (sec)	Signalized Intersection Average Delay per Vehicle (sec)	Volume to Capacity (V/C) Ratio
A	0 - 10	< or = 10	0 – 0.60
B	> 10 - 15	> 10 - 20	> 0.60 – 0.70
C	> 15 - 25	> 20 - 35	> 0.70 – 0.80
D	> 25 - 35	> 35 - 55	> 0.80 – 0.90
E	> 35 - 50	> 55 - 80	> 0.90 – 1.00
F	> 50	> 80 or a V/C ratio equal to or greater than 1.0	> 1.00

EXISTING ROADWAY SYSTEM AND TRAFFIC VOLUMES

EXISTING CIRCULATION NETWORK

In order to assess future operating conditions both with and without the proposed project, existing traffic conditions within the study area were evaluated.

Figure 1, Vicinity Map, illustrates the existing circulation network within the study area as well as the location of the proposed project.

Figure 2 shows an aerial view of the circulation network. Major north-south regional access to the site is provided by Bloomfield Avenue and Shoemaker Avenue. Major east-west regional access is provided by Florence Avenue, Lakeland Road and Imperial Highway.

**FIGURE 1
VICINITY MAP**

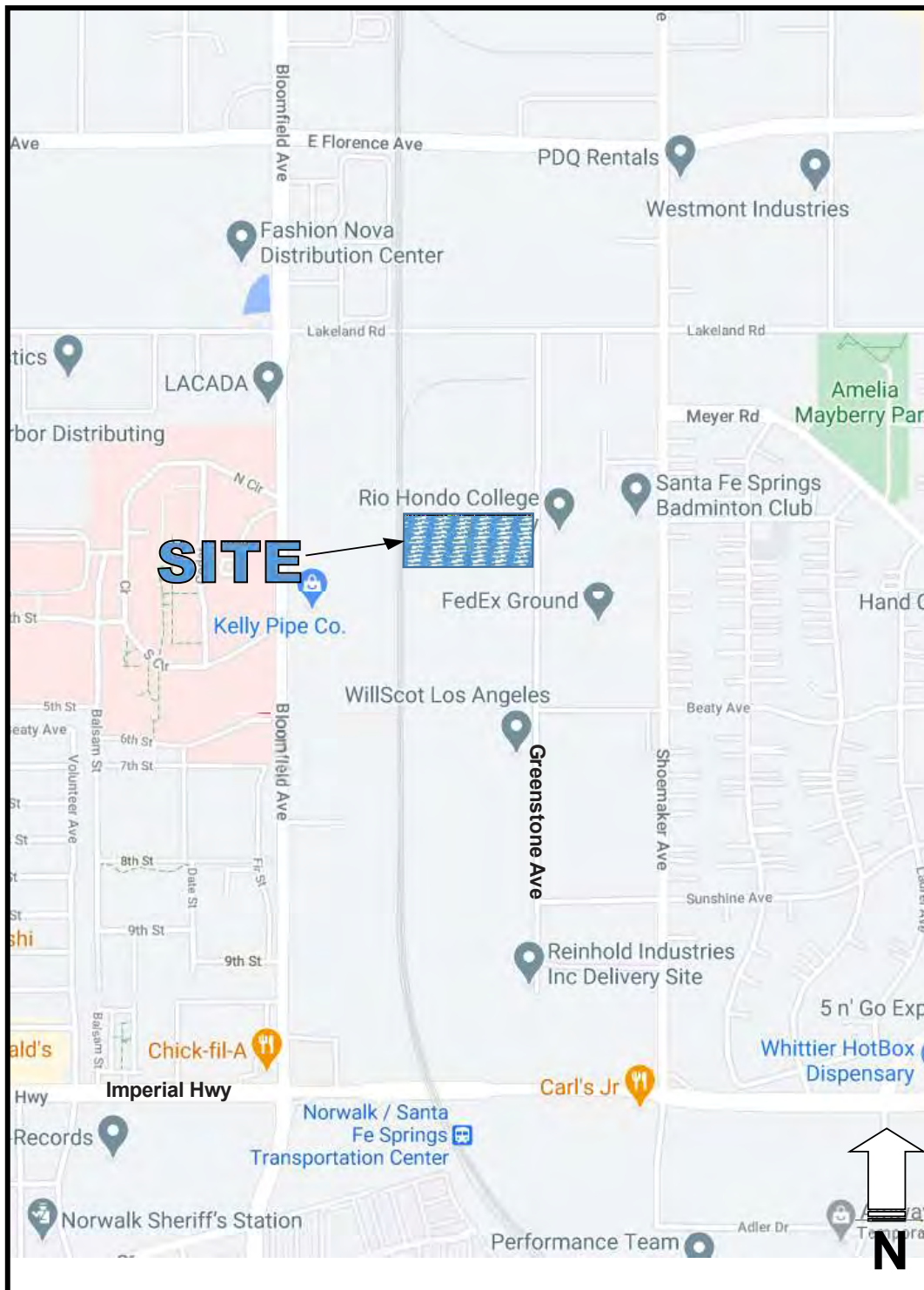


FIGURE 2
AERIAL VIEW OF CIRCULAR NETWORK



The project will provide two full-access driveways on Greenstone Avenue for both cars and trucks. The following paragraphs provide a brief description of the existing roadways which comprise the circulation network of the study area, providing the majority of both regional and local access to the project.

BLOOMFIELD AVENUE. Bloomfield Avenue is a major north-south major arterial highway with two travel lanes in each direction. The street is approximately 84 to 90 feet wide and posted with a speed limit of 40 miles per hour. Directional travels are separated by either raised median or a 2-way turn lane along the center of the street. The intersections of Bloomfield Avenue at Florence Avenue, Lakeland Road and Imperial Highway are signalized. Parking is not permitted along the sides of the street. The average daily volume on Bloomfield Avenue is approximately 17,610 vehicles per day (assuming PM peak hour volume counted on Bloomfield Avenue represents approximately 10% of its average daily traffic volume).

GREENSTONE AVENUE. Greenstone Avenue is a north-south local street with one travel lane in each direction. The street is approximately 64 feet wide and posted with a speed limit of 35 miles per hour. Directional travels are separated by a yellow line along the center of the street. Parking is permitted along the sides of the street.

SHOEMAKER AVENUE. Shoemaker Avenue is a north-south secondary arterial highway per the City's Circulation Element of General Plan with two travel lanes in each direction. The street is approximately 84 feet wide and posted with a speed limit of 45 miles per hour in the vicinity of the project site. Directional travels are separated by a yellow line along the center of the street. The intersections of Shoemaker Avenue at Florence Avenue, Lakeland Road and Imperial Highway are signalized. Parking is permitted along the sides of the street. The average daily volume on Shoemaker Avenue is approximately 11,460 vehicles per day (assuming PM peak hour volume counted on Shoemaker Avenue represents approximately 10% of its average daily traffic volume).

FLORENCE AVENUE. Florence Avenue is a major east-west arterial street with two travel lanes in each direction plus left turn lanes at major intersections. Directional travel is separated by raised median islands along the center. The street is approximately 80 feet wide and posted with a speed limit of 40 miles per hour. Parking is not permitted along the sides of the street. The average daily volume on Florence Avenue is approximately 23,830 vehicles per day (assuming PM peak hour volume counted on Florence Avenue represents approximately 10% of its average daily traffic volume).

LAKELAND ROAD. Lakeland Road is a north-south secondary arterial highway with one travel lane in each direction. Directional travel is separated by a 2-way turn lane along the center of the street. The street is approximately 64 feet wide and posted with a speed limit of 40 miles per hour. Parking is partially permitted along the sides of the street. The average daily volume on Lakeland Road is approximately 7,000 vehicles per day (assuming PM peak hour volume counted on Lakeland Road represents approximately 10% of its average daily traffic volume).

IMPERIAL HIGHWAY. Imperial Highway is a major east-west arterial street with three travel lanes in each direction plus turn lanes at major intersections. Directional travel is separated by raised median islands along the center. The street is approximately 84 feet wide and posted with a speed limit of 45 miles per hour. Parking is not permitted along the sides of the street. The average daily volume on Imperial Highway is approximately 26,860 vehicles per day (assuming PM peak hour volume counted on Imperial Highway represents approximately 10% of its average daily traffic volume).

EXISTING TRAFFIC VOLUMES

For the purpose of evaluating existing operating conditions as well as future operating conditions with and without the proposed project, the study area was carefully selected in accordance with local traffic study guidelines. Manual turning movement counts for the selected intersections were collected in the field for the morning and evening peak periods during the month of April 2021. The intersections were counted during the peak hours of 7:00 to 9:00 AM and 4:00 to 6:00 PM on a typical weekday (Tuesday, Wednesday or Thursday) in a non-holiday week. It was determined that the following six (6) key signalized intersections would be analyzed in the study:

- Bloomfield Avenue and Florence Avenue (Signalized)
- Bloomfield Avenue and Lakeland Road (Signalized)
- Bloomfield Avenue and Imperial Highway (Signalized)
- Shoemaker Avenue and Florence Avenue (Signalized)
- Shoemaker Avenue and Lakeland Road (Signalized)
- Shoemaker Avenue and Imperial Highway (Signalized)

Existing lane configurations at the key intersections are shown in **Figure 3**.

Existing turning movement counts for AM and PM peak hour conditions are shown in **Figure 4**. Detailed turning movement counts are included in the Technical Appendix of this report.

EXISTING 2021 TRAFFIC CONDITIONS

Year 2021 existing traffic conditions were evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. **Table 3** presents existing condition intersection level of service (LOS) analysis summary.

Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

Based on the results of this analysis, all 6 of the 6 study intersections are operating at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours, as shown in **Table 3**.

**FIGURE 3
EXISTING LANE CONFIGURATION AT KEY INTERSECTIONS**

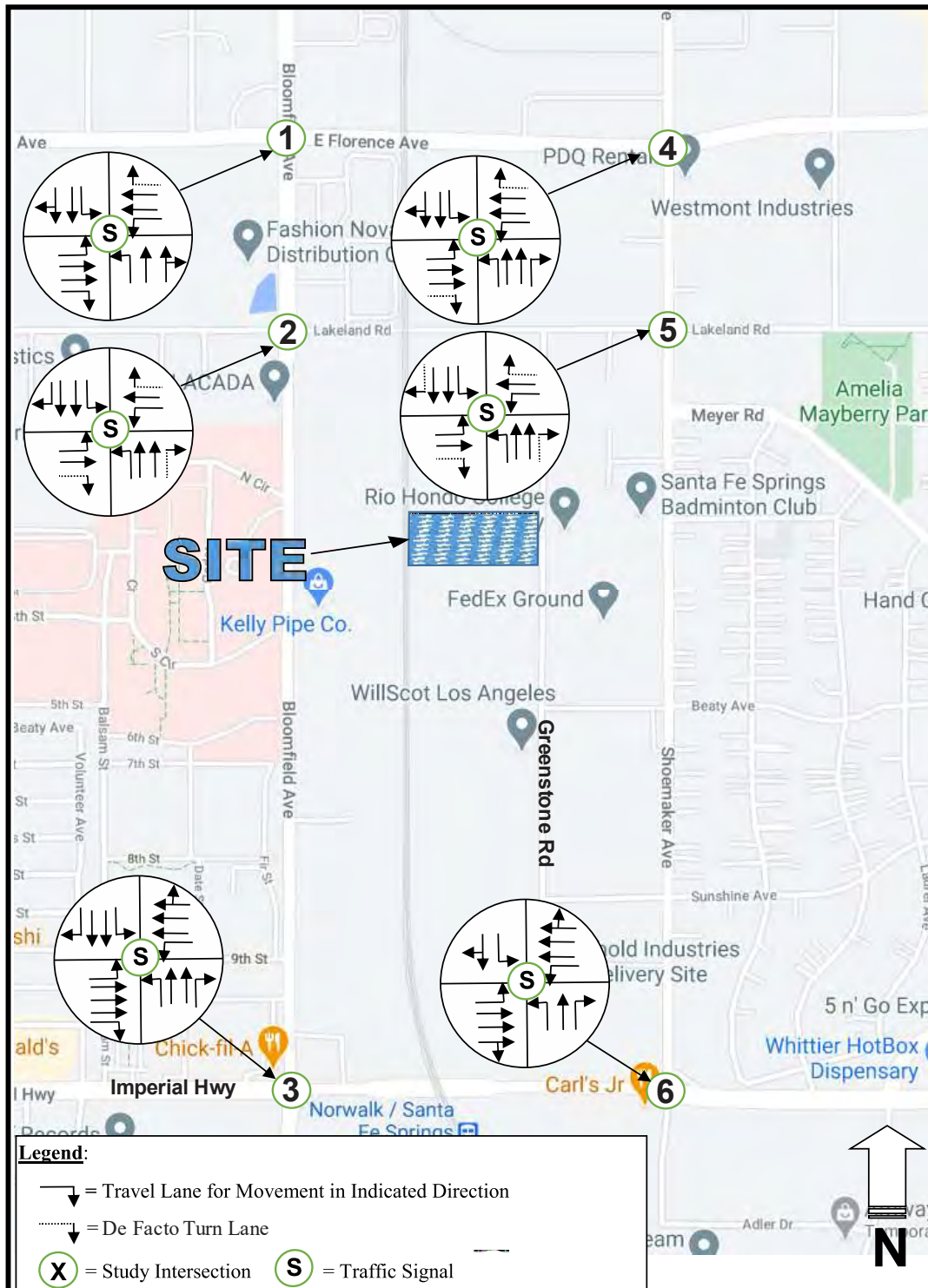


FIGURE 4
EXISTING 2021 PEAK HOUR TRIPS AT KEY INTERSECTIONS

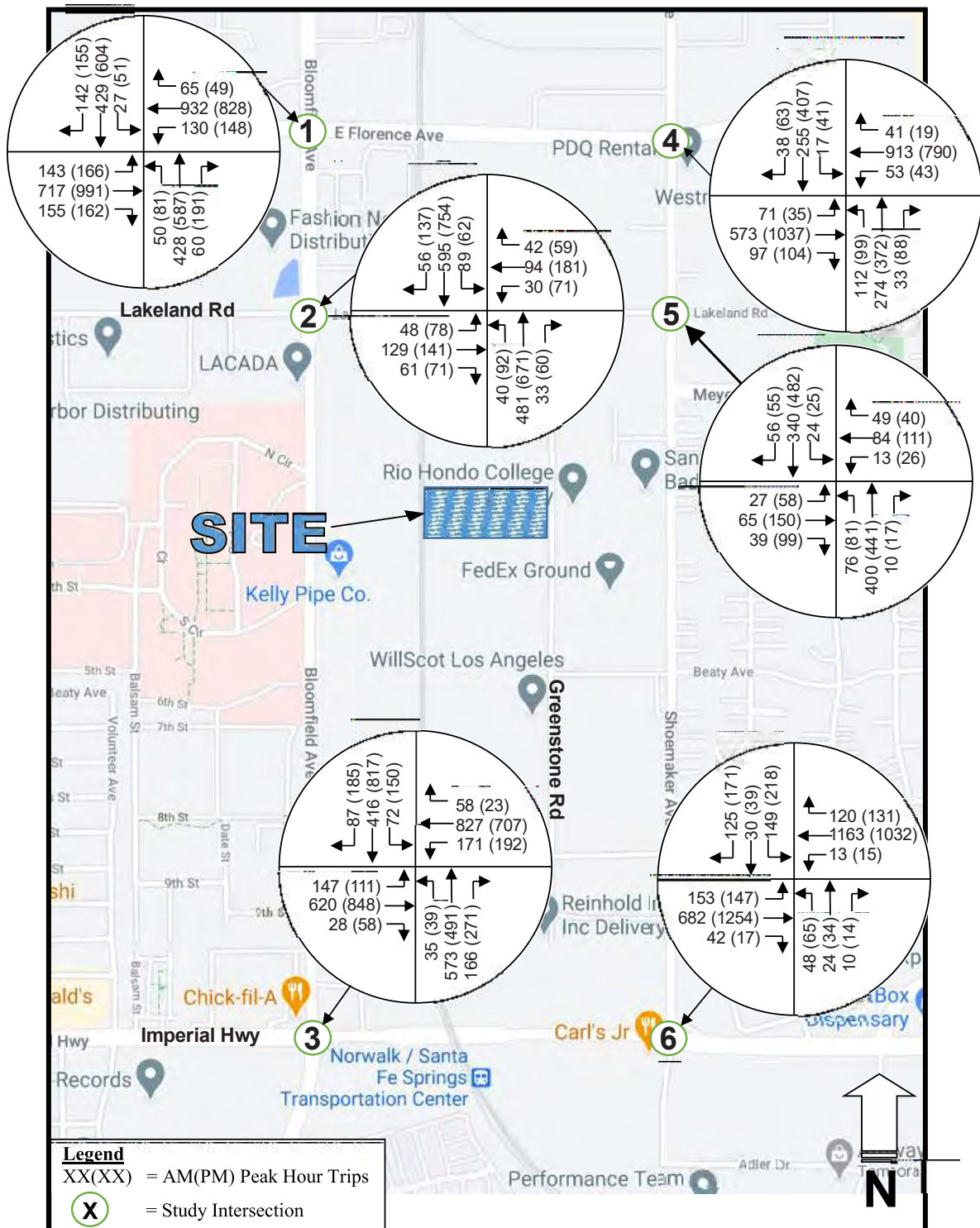


TABLE 3
EXISTING (2021) LEVEL OF SERVICE SUMMARY

#	Intersection	Control Type	Peak Hour	Existing (2021) Conditions	
				LOS	V/C Ratio
1	Bloomfield Ave & Florence Ave	Signal	AM	B	0.690
			PM	C	0.790
2	Bloomfield Ave & Lakeland Rd	Signal	AM	A	0.410
			PM	A	0.555
3	Bloomfield Ave & Imperial Hwy	Signal	AM	A	0.600
			PM	B	0.676
4	Shoemaker Ave & Florence Ave	Signal	AM	A	0.591
			PM	B	0.660
5	Shoemaker Ave & Lakeland Rd	Signal	AM	A	0.323
			PM	A	0.411
6	Shoemaker Ave & Imperial Hwy	Signal	AM	A	0.590
			PM	B	0.606

OPENING YEAR 2022 PRE-PROJECT CONDITIONS

A 1.0 percent per year annual traffic growth rate was applied to existing traffic volumes to create a 2020 base condition (i.e., a factor of 1.02 was applied to 2021 volumes to obtain 2022 base traffic volumes due to ambient growth). This annual traffic growth rate accounts for the population growth within the study area and traffic from any other projects to be developed in the study area.

Per City's records, there are six (6) other related projects located within the one and one-half mile radius of the project that will contribute to cumulative traffic volumes with the development of this project.

The locations of these related projects are shown in **Figure 5**.

Trip generation estimates for these related projects were developed by using nationally recognized and recommended rates contained in "Trip Generation" manual, 10th edition, published by the Institute of Transportation Engineers (ITE). ITE also provides information on percentage of truck traffic associated with warehouse/storage land use. For warehouse uses, vehicle trips were calculated in terms of passenger car equivalents (PCE) by using vehicle mix percentages provided for warehouse uses in the City of Fontana's "Truck Trip Generation Study", August 2003. A truck trip is generally equivalent to 2 or 3 passenger car trips depending on the type of trucks. Accordingly, a 2.0 factor was applied to the number of 2-axle and 3-axle truck trips and a 3.0 factor was applied to the number of 4+-axle truck trips to estimate passenger car equivalent (PCE) trips generated by the trucks.

Table 4 shows a summary of trip generation estimates for the related projects. It is estimated that the related projects will generate approximately 333 PCE trips per average day (167 inbound and 166 outbound). The average weekday net new peak hour trips will be approximately 33 PCE trips during the AM peak hour (25 inbound and 8 outbound), and 36 PCE trips during the PM peak hour (10 inbound and 26 outbound).

Figure 5 also shows the related projects' locations and trips distributed at the study intersections.

The peak hour traffic volumes from the related projects were added to existing traffic volumes with ambient growth at the study intersections to represent a 2022 pre-project traffic condition for the AM and PM peak hours. **Figure 6** shows future 2022 pre-project traffic volumes at the study intersections.

This pre-project traffic condition was evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. The LOS and V/C ratios for the study intersections under 2022 pre-project conditions (without project) are shown in **Table 5**. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

FIGURE 5
RELATED PROJECT LOCATIONS AND DISTRIBUTION OF PEAK HOUR TRIPS

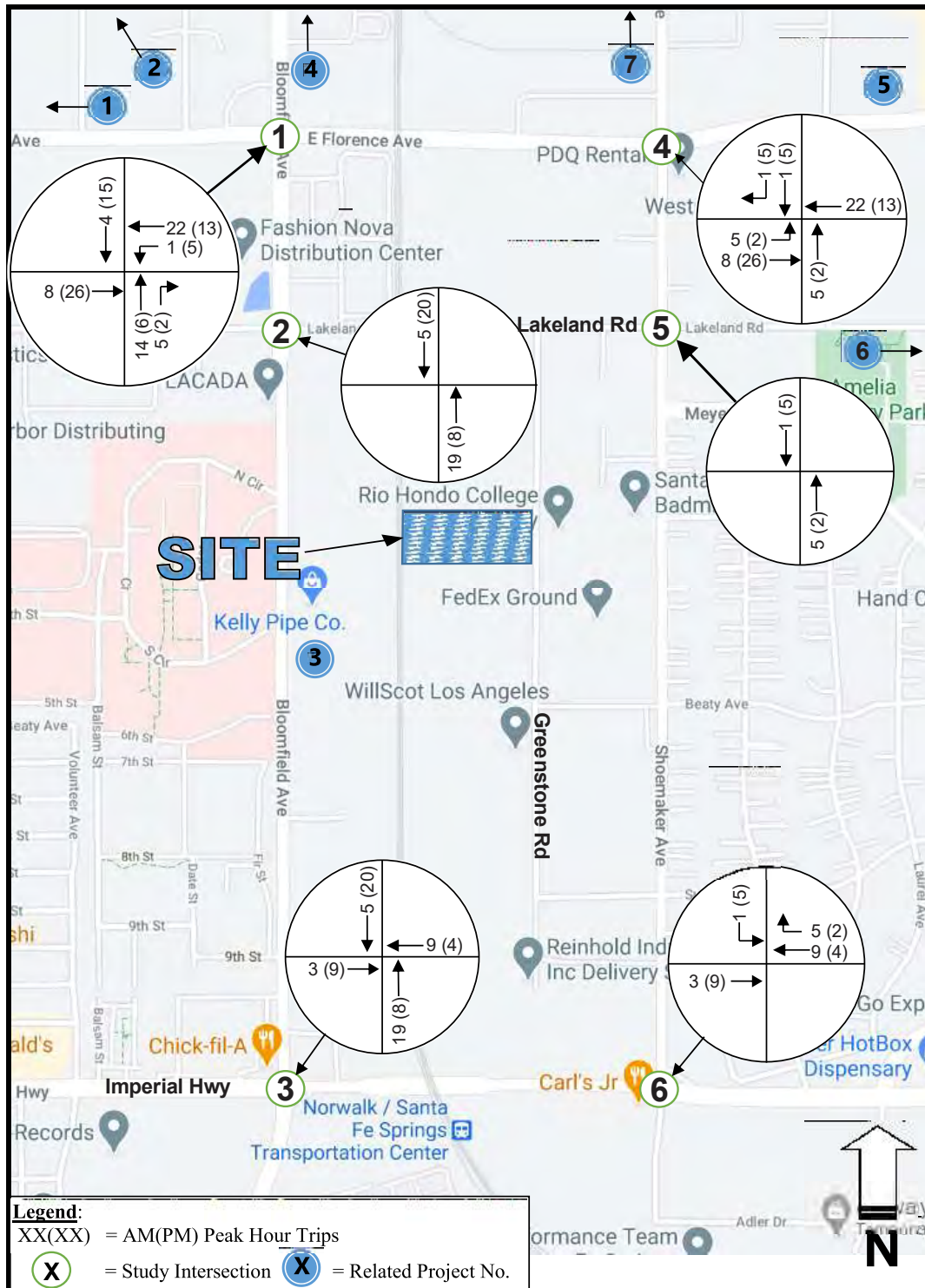


TABLE 4
CUMULATIVE PLANNED PROJECT TRIP GENERATION

Land Use (ITE Code)	Size & Unit	Trip Generation Rate								Average Traffic Volume						
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			AM Peak Hour			
			Total	%IN	%OUT	Total	%IN	%OUT	Total	IN	OUT	Total	IN	OUT	Total	
Related Project 1: Amazon Last Mile Facility @ 11811 - 11831 Florence Ave Industrial 287,199 sf Industrial																
W/Hse (150)	287.20 KSF	1.74	0.17	77%	23%	0.19	27%	73%	500	38	11	49	15	40	55	
Passenger Car Equivalent (PCE) Trips:									663	50	15	65	19	53	72	
Related Project 2: Breitbun Operating L.P. @ 12405 Telegraph Rd - 302,121 sf Industrial																
W/Hse (150)	302.12 KSF	1.74	0.17	77%	23%	0.19	27%	73%	526	39	12	51	15	42	57	
Passenger Car Equivalent (PCE) Trips:									698	52	16	68	20	56	76	
Related Project 3: JSF Management, LLC @ 11212 Norwalk Blvd - 128,896 sf Industrial																
W/Hse (150)	128.896 KSF	1.74	0.17	77%	23%	0.19	27%	73%	224	17	5	22	6	18	24	
Passenger Car Equivalent (PCE) Trips:									298	22	7	29	8	24	33	
Related Project 4: PPF Industrial, LLC @ SE/C of Telegraph Rd. & Bloomfield Ave. - 178,627 sf Industrial																
W/Hse (150)	178.63 KSF	1.74	0.17	77%	23%	0.19	27%	73%	311	23	7	30	9	25	34	
Passenger Car Equivalent (PCE) Trips:									413	31	9	40	12	33	45	
Related Project 5: Sonic @ 10712 Laurel Ave - 7,822 sf Commercial																
Comm (820)	7.82 KSF	37.35	0.94	62%	38%	3.81	48%	52%	292	4	3	7	14	16	30	
Related Project 6: Storm Properties @ S/W corner of Carmenita Rd & Lakeland Rd - Multi-family 128-units																
T. Home (220)	128 DU	7.32	0.46	23%	77%	0.56	63%	37%	937	14	45	59	45	27	72	
Related Project 7: WDI Site @ 9951 Greenleaf Ave - 213,956 sf Industrial																
W/Hse (150)	213.96 KSF	1.74	0.17	77%	23%	0.19	27%	73%	372	28	8	36	11	30	41	
Passenger Car Equivalent (PCE) Trips:									494	37	11	48	15	40	54	
Total Trips in PCE									3795	210	106	316	134	248	382	
Note:	All rates are average rates. For warehouse uses, vehicle mix percentages were taken from City of Fontana's "Truck Trip Generation Study", August 2003 and truck trips were converted into passenger car equivalent (PCE) trips using PCE factors, i.e., one 2-axle or 3-axle truck trip = 2 passenger car trips, and one 4+-axle truck trip = 3 passenger car trips. [Ref: Institute of Transportation Engineer's (ITE) "Trip Generation", 10th Edition, 2017]															

FIGURE 6
FUTURE 2020 PRE-PROJECT PEAK HOUR TRIPS

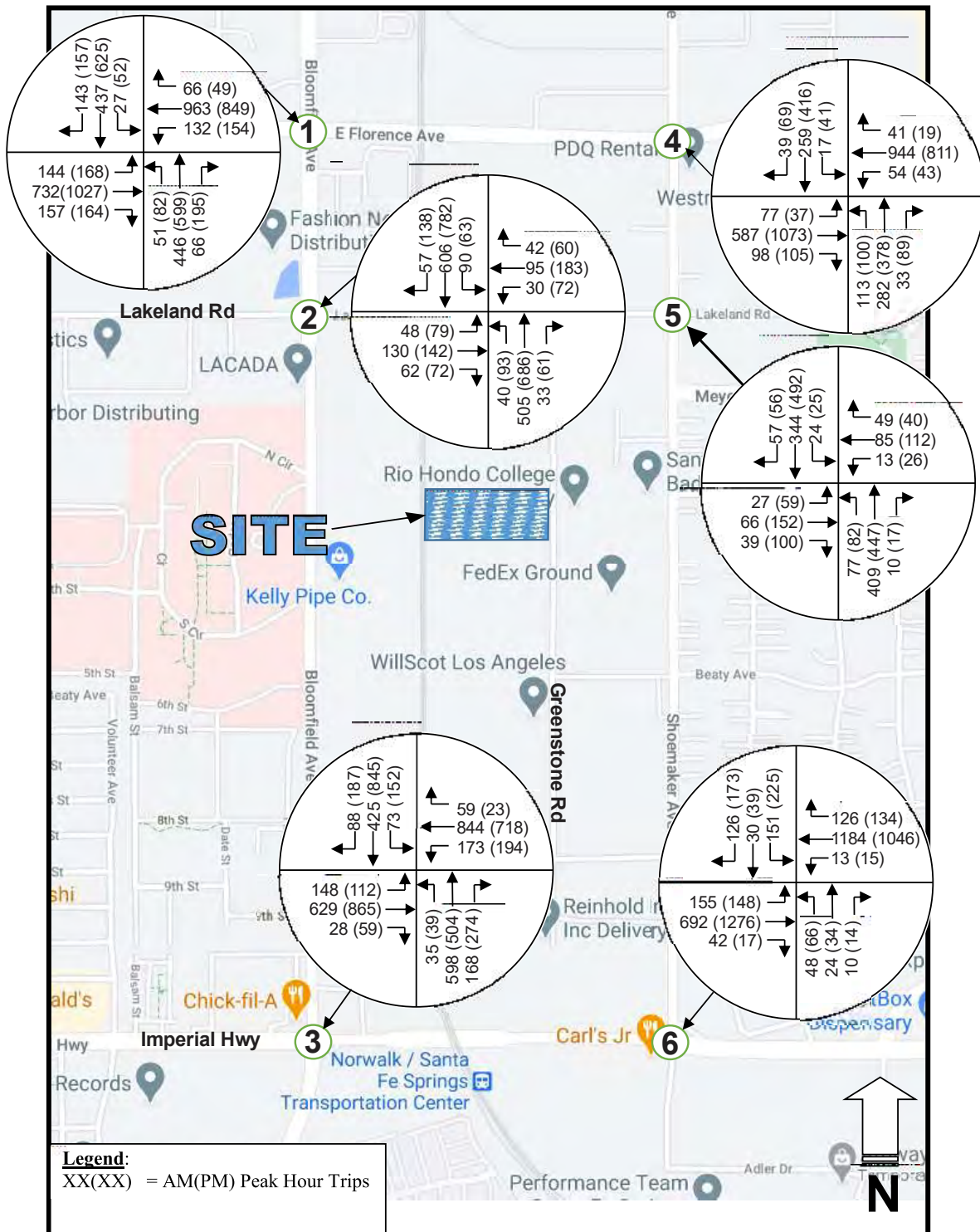


TABLE 5
2022 PRE-PROJECT FUTURE CONDITIONS LEVEL OF SERVICE SUMMARY

#	Intersection	Control Type	Peak Hour	2022 Pre-Project Future Conditions	
				LOS	V/C Ratio
1	Bloomfield Ave & Florence Ave	Signal	AM	B	0.704
			PM	D	0.813
2	Bloomfield Ave & Lakeland Rd	Signal	AM	A	0.415
			PM	A	0.566
3	Bloomfield Ave & Imperial Hwy	Signal	AM	B	0.613
			PM	B	0.690
4	Shoemaker Ave & Florence Ave	Signal	AM	B	0.607
			PM	B	0.677
5	Shoemaker Ave & Lakeland Rd	Signal	AM	A	0.326
			PM	A	0.416
6	Shoemaker Ave & Imperial Hwy	Signal	AM	A	0.598
			PM	B	0.612

As the results indicate, all of the 6 study intersections will continue to operate at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours.

PROPOSED PROJECT

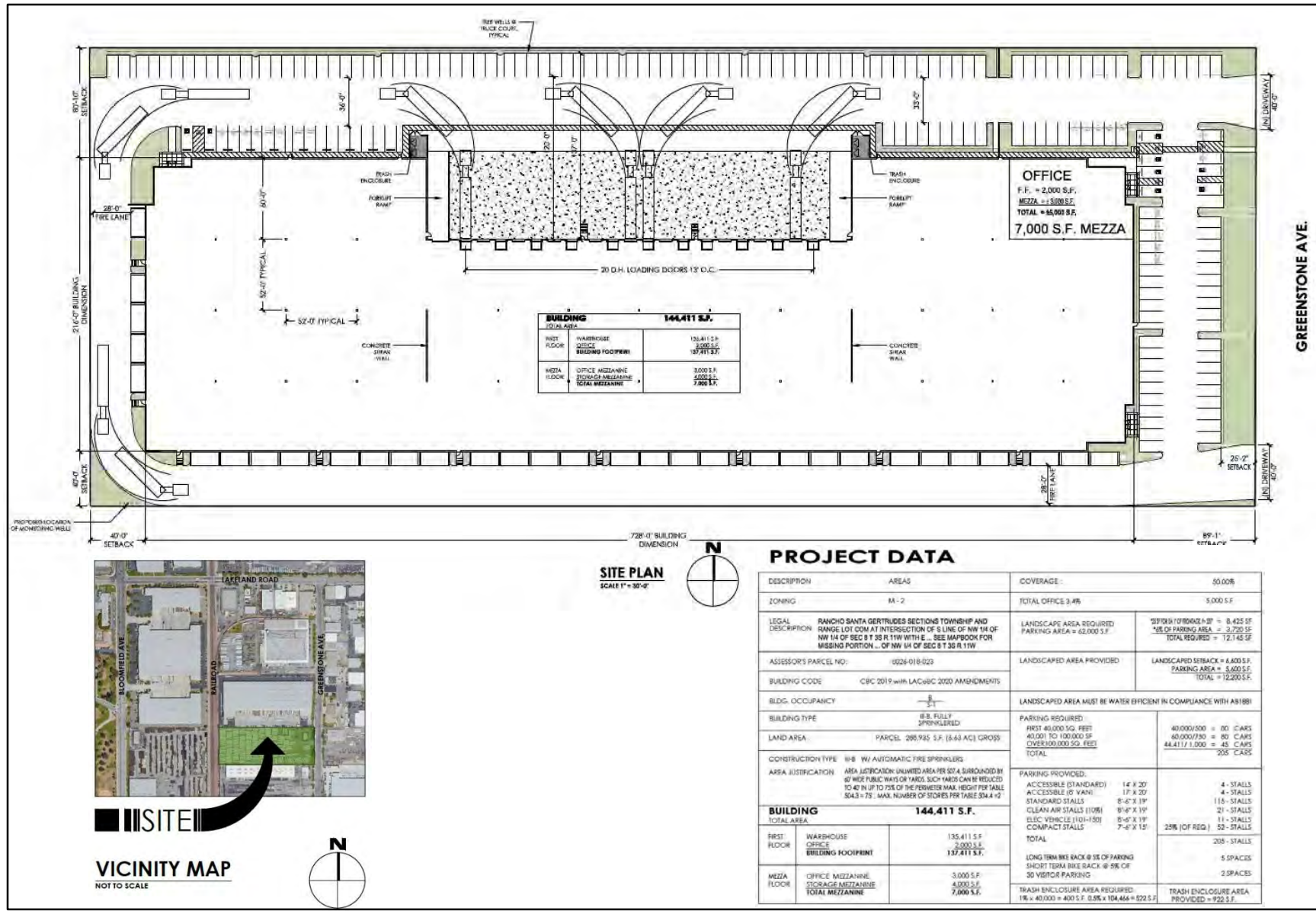
PROJECT DESCRIPTION

The purpose of this traffic impact analysis is to evaluate the impacts on traffic circulation system due to the proposed operation of Greenstone Warehouse in the City of Santa Fe Springs, California. The proposed project will be located on the west side of Greenstone Avenue between Lakeland Road and Sunshine Avenue. The proposed project consists of construction of a warehouse building with a total floor area of 144,411 square feet in gross floor area (including a total of 9,000 square feet ancillary office uses).

Adequate parking spaces will be provided on-site for the proposed Greenstone Warehouse project in accordance with the parking code requirements of the City of Santa Fe Springs. Surface parking will consist of a total of 205 marked parking spaces.

Figure 7 shows the proposed site plan for the project.

**FIGURE 7
PROJECT SITE PLAN**



PROJECT TRIP GENERATION

In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates for the project are based on the nationally recognized recommendations contained in “Trip Generation” manual, 10th edition, published by the Institute of Transportation Engineers (ITE). ITE also provides information on percentage of truck traffic associated with warehouse/storage land use. The vehicle-mix percentages provided for heavy warehouse use in the City of Fontana’s “Truck Trip Generation Study”, August 2003, were used to determine the number of various types of truck trips to be generated. A truck trip is generally equivalent to 2 or 3 passenger car trips depending on the type of trucks. Accordingly, a 2.0 factor was applied to the number of 2-axle and 3-axle truck trips and a 3.0 factor was applied to the number of 4+-axle truck trips to estimate passenger car equivalent (PCE) trips generated by the trucks.

Table 6 shows a summary of trip generation estimates for the project. It is estimated that the project will generate approximately 333 net one-way PCE trips per average day (167 inbound and 166 outbound). The average weekday net new peak hour PCE trips will be approximately 33 trips during the AM peak hour (25 inbound and 8 outbound), and 36 trips during the PM peak hour (10 inbound and 26 outbound).

TRIP DISTRIBUTION AND ASSIGNMENT

Arrival and departure distribution patterns for project-generated traffic were estimated based upon a review of circulation patterns within the study area network and regional traffic generation and attraction characteristics.

Figure 8 depicts the regional trip distribution percentages to and from the site.

Figure 9 depicts project traffic volumes at key circulation locations during the AM and PM peak hours.

**TABLE 6
TRIP GENERATION BY GREENSTONE WAREHOUSE**

ITE Code/ Land Use	Size & Unit	Trip Generation Rate ¹								Average Traffic Volume					
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			Total	%IN	%OUT	Total	%IN	%OUT		IN	OUT	Total	IN	OUT	Total
Total Vehicle Trip Generation															
W/Hse (150)	144.41 KSF	1.74	0.17	77%	23%	0.19	27%	73%	251	19	6	25	7	20	27
Vehicle Mix ² and Passenger Car Equivalent (PCE) Trips															
Vehicle Mix	Trip %	Vehicle Trips							PCE Trips						
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			IN	OUT	Total	IN	OUT	Total		IN	OUT	Total	IN	OUT	Total
Car (PCE=1.0)	79.57%	200	15	4	19	5	16	21	200	15	5	20	6	16	22
2-axle Truck (PCE=2.0)	3.46%	9	1	0	1	1	1	2	17	1	1	2	0	1	1
3-axle Truck (PCE=2.0)	4.64%	11	1	1	2	0	1	1	23	2	0	2	1	2	3
4-axle Truck (PCE=3.0)	12.33%	31	2	1	3	1	2	3	93	7	2	9	3	7	10
TOTAL TRIPS IN PCE:									333	25	8	33	10	26	36
Note:	All trip rates are average rates per Institute of Transportation Engineers (ITE)'s publication manual "Trip Generation", 10th Edition, 2017.														
	¹ Trip rates for Warehouse (ITE Code 150) from Institute of Transportation Engineers (ITE), "Trip Generation" manual, 10th Edition, 2017														
	² Vehicle mix percentages for Heavy Warehouse (ITE Code 150) from the City of Fontana, "Truck Trip Generation Study", August 2003														

FIGURE 8
PERCENTAGES OF PROJECT RELATED TRIP DISTRIBUTION

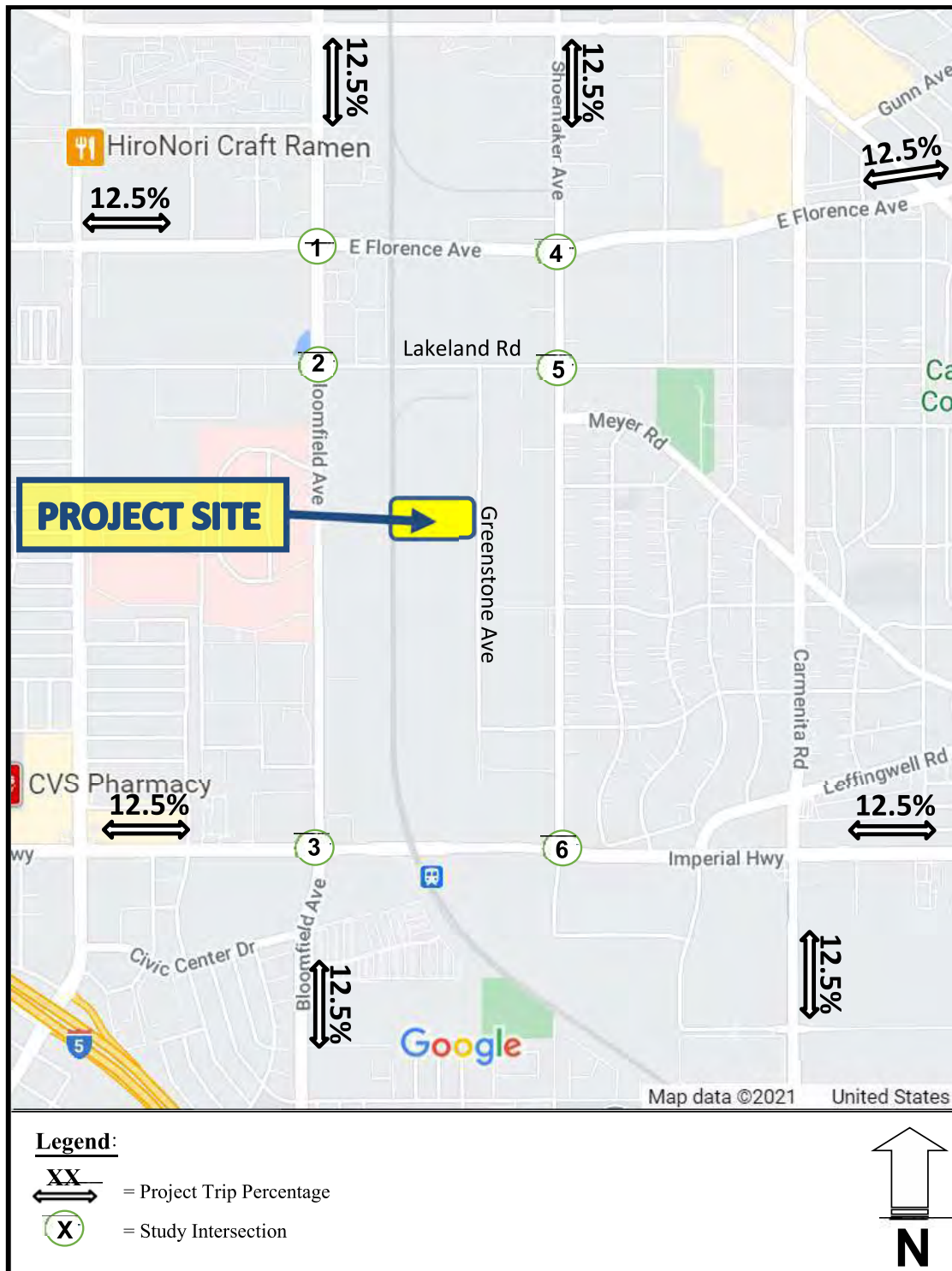
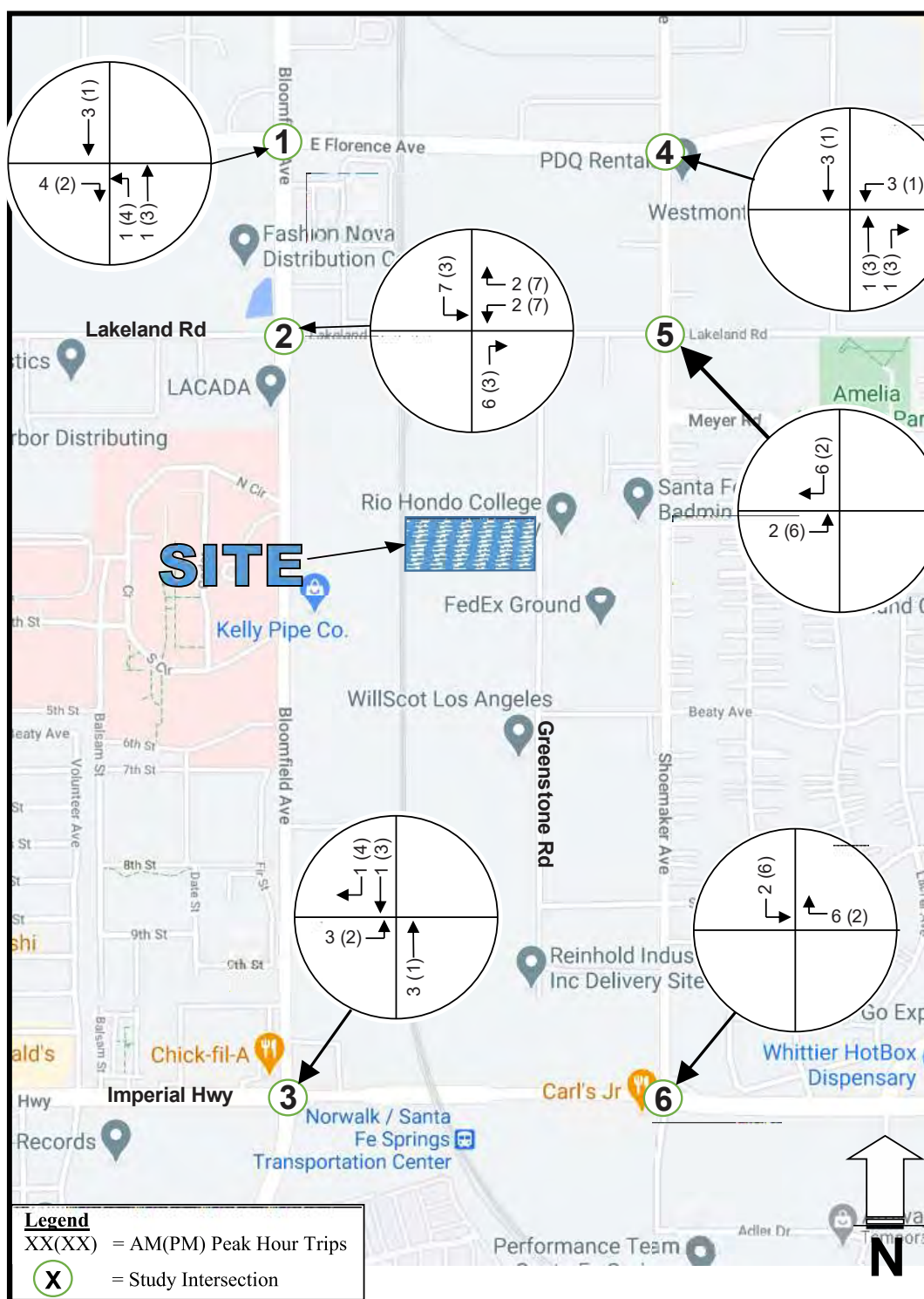


FIGURE 9
DISTRIBUTION OF PROJECT RELATED PEAK HOUR TRIPS



2022 CUMULATIVE CONDITIONS WITH PROJECT TRAFFIC

2022 POST-PROJECT CUMULATIVE TRAFFIC VOLUMES WITH PROJECT

The 2021 cumulative post-project traffic volumes were estimated by adding project related traffic volumes to the 2022 pre-project traffic volumes with 1.0% per year ambient growth and related project traffic. **Figure 10** shows Year 2020 post-project cumulative volumes for AM and PM peak hours.

Year 2022 post-project cumulative (i.e., existing plus ambient traffic plus related project plus project traffic) conditions were evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. The LOS and V/C ratios for the study intersections under 2022 post-project cumulative conditions (with project) are summarized in **Table 7**. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

The results indicate that, all of the 6 study intersections will continue to operate at an acceptable level of service (LOS) D or better (i.e., within the range of acceptable thresholds of LOS A through D) during the AM and PM peak hours under future cumulative traffic conditions with the project.

FIGURE 10
FUTURE 2022 POST-PROJECT CUMULATIVE PEAK HOUR TRIPS

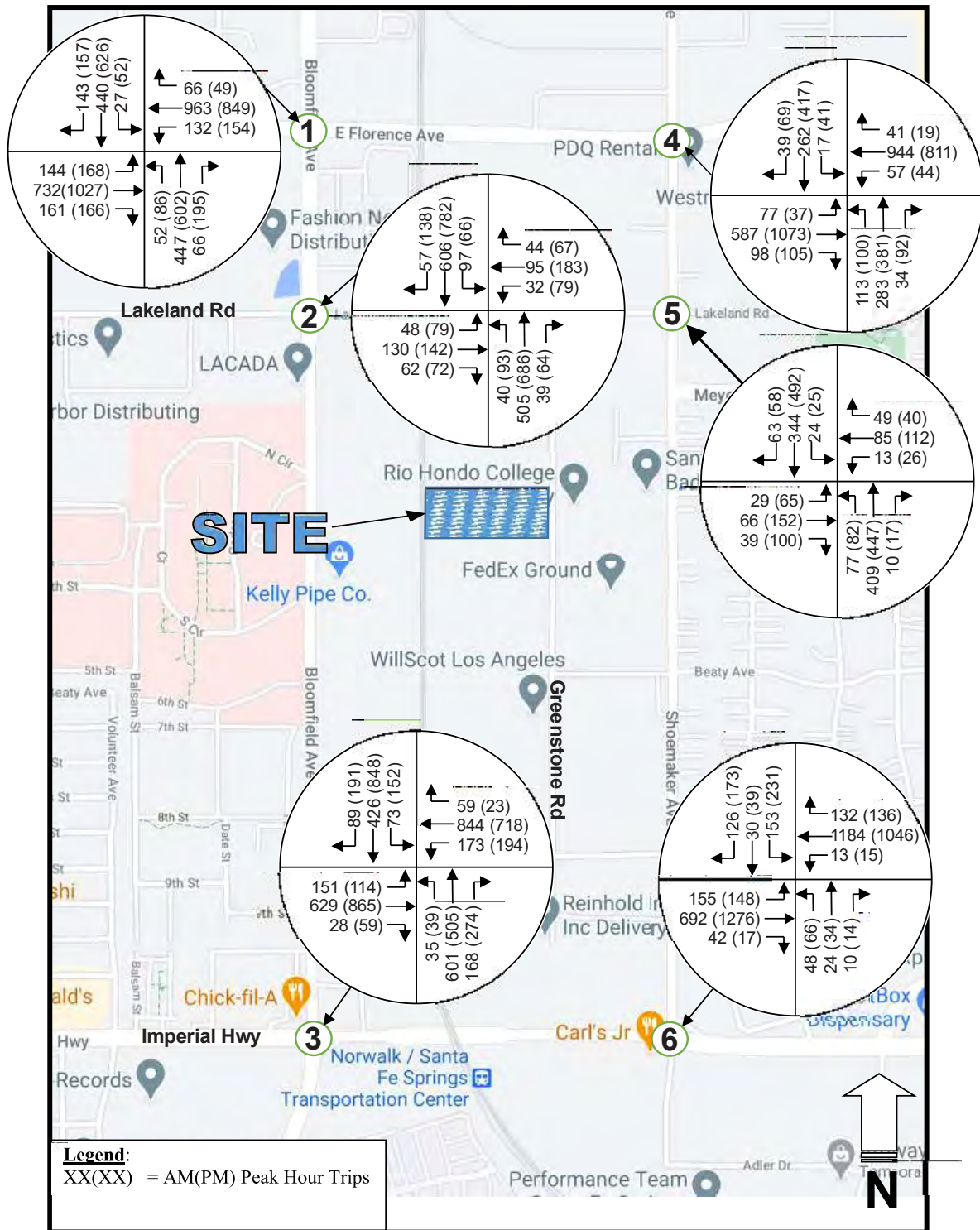


TABLE 7
2022 FUTURE WITH PROJECT CONDITIONS LEVEL OF SERVICE SUMMARY

#	Intersection	Control Type	Peak Hour	2022 Future with Project Conditions	
				LOS	V/C Ratio
1	Bloomfield Ave & Florence Ave	Signal	AM	C	0.706
			PM	D	0.816
2	Bloomfield Ave & Lakeland Rd	Signal	AM	A	0.420
			PM	A	0.566
3	Bloomfield Ave & Imperial Hwy	Signal	AM	B	0.616
			PM	B	0.691
4	Shoemaker Ave & Florence Ave	Signal	AM	B	0.608
			PM	B	0.677
5	Shoemaker Ave & Lakeland Rd	Signal	AM	A	0.327
			PM	A	0.416
6	Shoemaker Ave & Imperial Hwy	Signal	AM	A	0.599
			PM	B	0.613

PROJECT IMPACT AND MITIGATION MEASURES

As indicated in the previous section, all of the 6 study intersections will continue to operate at an acceptable level of service (LOS) D or better (i.e., within the range of acceptable thresholds of LOS A through D) during the AM and PM peak hours under future cumulative traffic conditions with the project.

The project's off-site traffic impact would not be considered significant at any of these intersections based on volume to capacity ratio and level of service expected after the project. A project's impact on the circulation system is determined by comparing the level of service (LOS) and V/C ratios at key intersections under the future pre-project conditions and future post-project conditions. A LOS level D or better is acceptable for urban area intersections. A level of service worse than D (i.e., LOS E or F) is considered deficient and unacceptable. A project's traffic impact is determined to be significant if the increase in V/C ratio is 0.04 or more at LOS C, or 0.02 or more at LOS D, or 0.01 or more at LOS E and F.

The LOS, V/C ratio (or ICU) for the study intersections under 2022 cumulative conditions (with project as well as without project) are summarized in **Table 8** to compare Project's traffic impact at key intersections.

TABLE 8
2022 FUTURE WITH AND WITHOUT PROJECT LEVEL OF SERVICE SUMMARY

#	Intersection	Control Type	Peak Hour	2022 Pre-Project Future Conditions		2022 Future with Project Conditions		Increase in V/C by Project
				LOS	V/C Ratio	LOS	V/C Ratio	
1	Bloomfield Ave & Florence Ave	Signal	AM	B	0.704	C	0.706	0.002
			PM	D	0.813	D	0.816	0.003
2	Bloomfield Ave & Lakeland Rd	Signal	AM	A	0.415	A	0.420	0.005
			PM	A	0.566	A	0.566	0.000
3	Bloomfield Ave & Imperial Hwy	Signal	AM	B	0.613	B	0.616	0.003
			PM	B	0.690	B	0.691	0.001
4	Shoemaker Ave & Florence Ave	Signal	AM	B	0.607	B	0.608	0.001
			PM	B	0.677	B	0.677	0.000
5	Shoemaker Ave & Lakeland Rd	Signal	AM	A	0.326	A	0.327	0.001
			PM	A	0.416	A	0.416	0.000
6	Shoemaker Ave & Imperial Hwy	Signal	AM	A	0.598	A	0.599	0.001
			PM	B	0.612	B	0.613	0.001

As the above results indicate, the increases in V/C ratio by project traffic would not exceed the significance thresholds of project-related impacts. Therefore, the project is not expected to significantly impact traffic conditions at any of the key intersections in the vicinity.

Since the project's traffic impacts would not be significant at any of the off-site intersections, no off-site mitigation measures would be necessary for the development of this project.

SITE ACCESS ANALYSIS

The project will provide two full-access driveways along the east side of Greenstone Avenue. A maximum of 19 vehicles (passenger car equivalent) will enter the site during the peak hour through the driveways on Greenstone Avenue from the north by making a right-turn movement. A maximum of 20 vehicles (passenger car equivalent) will exit the site during the peak hour through the driveways to travel north by making a left-turn movement. This low volume of traffic is not expected to cause any significant on-street delays or long queues.

Adequate sight distance is available from the driveways along both directions on Greenstone Avenue.

PARKING DEMAND ANALYSIS

Adequate parking spaces will be provided on-site for the proposed Greenstone Warehouse project in accordance with the parking code requirements of the City of Santa Fe Springs.

The City's parking code requires 1 parking space per 500 square feet of warehouse facilities up to 20,000 square feet of floor area, 1 space per 750 square feet of warehouse facilities for 20,000 – 100,000 square feet of floor area, and 1 parking space per 1,000 square feet for the floor area beyond 100,000 square feet. For office uses, the code requires 1 parking space per 250 square feet; however, it applies only when office square feet exceed 15% of the total warehouse square feet. Therefore, the total parking requirement for the project will be 192 parking spaces [i.e., $20,000 / 500 + (100,000 - 20,000) / 750 + (144,411 - 100,000) / 1,000 = 40 + 107 + 45 = 192$]. In addition, for trailer parking, the City requires 1 space (12'x53') per 4 dock doors. Therefore, for the buildings' 16 dock doors, 4 additional spaces (12'x53') will be required for trailer parking.

The project's site plan shows that surface parking will consist of a total of 205 marked parking spaces to be provided in the rear sides of the warehouse building, in addition to four (4) 12'x53' trailer parking spaces. Therefore, the project's parking requirement will be adequately satisfied.

CONCLUSION

Based on the results of the traffic impact analysis, the proposed Greenstone Warehouse project would not significantly impact any of the key intersections analyzed in the surrounding roadway system. The addition of project traffic will not increase the volume to capacity (V/C) ratios at these intersections beyond the significance thresholds of project related impacts as defined in the City's Traffic Study Guidelines. Therefore, no off-site mitigation measures would be necessary for the development of this project.

The project will provide a full-access driveway along the east side of Greenstone Avenue. Traffic volume accessing the driveways by making left turns is expected to be low and is not expected to cause any significant on-street delays or long queues. Adequate sight distance is available from the driveways along both direction on Greenstone Avenue.

A total of 205 parking space, including a total of four (4) 12'x53' trailer parking spaces, will be provided on-site for the proposed Greenstone Warehouse project in accordance with the parking code requirements of the City of Santa Fe Springs. The project's parking supply will adequately satisfy the City's parking requirement of 192 spaces per code.

APPENDIX A
TRAFFIC COUNTS

CITY TRAFFIC COUNTERS
WWW.CTCOUNTERS.COM

File Name : Bloomfield_Florence
 Site Code : 00000000
 Start Date : 4/6/2021
 Page No : 1

Groups Printed- Vehicles

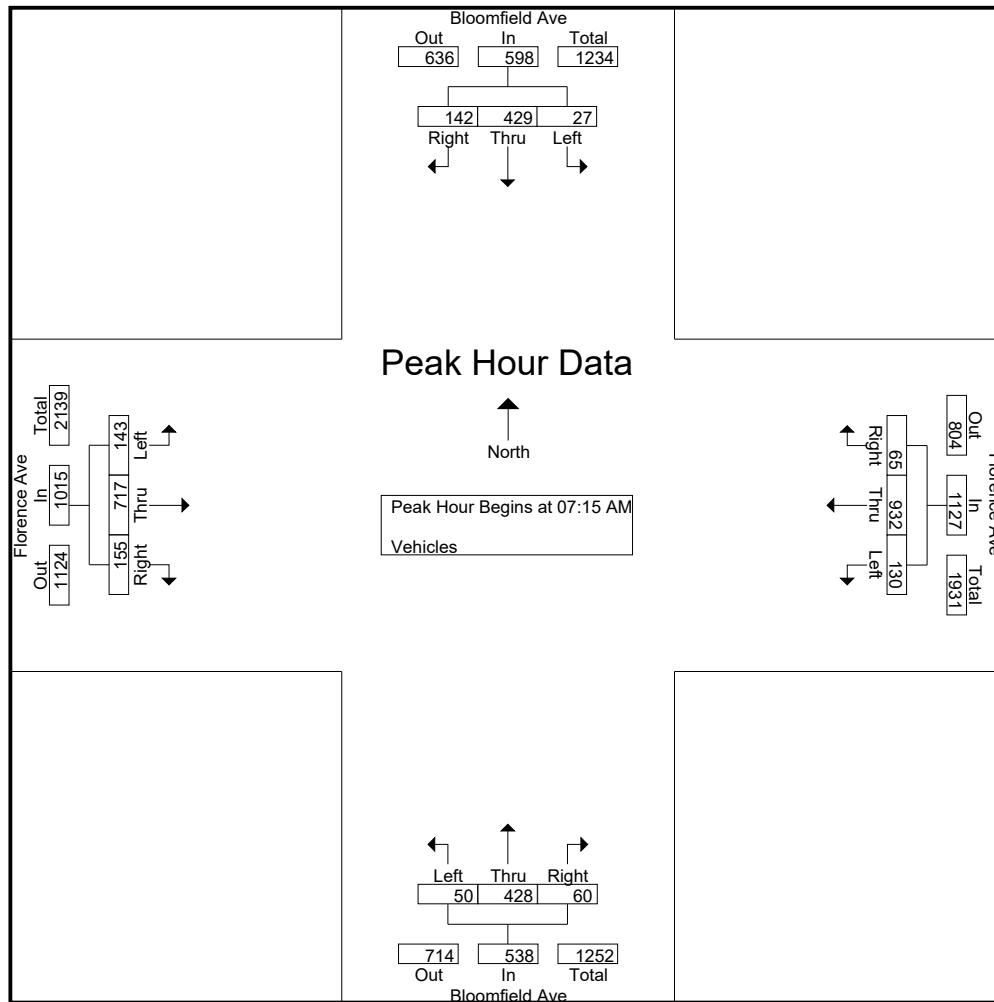
	Bloomfield Ave Southbound			Florence Ave Westbound			Bloomfield Ave Northbound			Florence Ave Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	10	81	17	27	191	4	11	76	9	26	155	56	663
07:15 AM	9	101	30	34	227	9	12	106	13	34	178	45	798
07:30 AM	9	90	36	34	246	24	12	89	15	35	185	36	811
07:45 AM	2	132	42	25	232	16	14	143	16	38	191	44	895
Total	30	404	125	120	896	53	49	414	53	133	709	181	3167
08:00 AM	7	106	34	37	227	16	12	90	16	36	163	30	774
08:15 AM	12	93	29	23	185	7	19	100	14	33	155	28	698
08:30 AM	10	91	37	22	199	8	4	81	29	22	170	23	696
08:45 AM	10	112	26	17	221	5	25	116	22	26	151	20	751
Total	39	402	126	99	832	36	60	387	81	117	639	101	2919
04:00 PM	12	153	36	16	220	7	12	136	35	40	215	23	905
04:15 PM	11	141	43	12	201	10	21	124	29	48	239	40	919
04:30 PM	18	154	32	47	252	16	21	147	49	45	232	66	1079
04:45 PM	7	140	30	39	166	10	30	145	64	42	253	54	980
Total	48	588	141	114	839	43	84	552	177	175	939	183	3883
05:00 PM	16	169	42	37	215	12	13	153	41	43	236	24	1001
05:15 PM	10	141	51	25	195	11	17	142	37	36	270	18	953
05:30 PM	5	111	31	35	203	9	14	112	36	35	228	18	837
05:45 PM	7	103	43	15	167	12	14	132	34	48	276	18	869
Total	38	524	167	112	780	44	58	539	148	162	1010	78	3660
Grand Total	155	1918	559	445	3347	176	251	1892	459	587	3297	543	13629
Apprch %	5.9	72.9	21.2	11.2	84.3	4.4	9.6	72.7	17.6	13.3	74.5	12.3	
Total %	1.1	14.1	4.1	3.3	24.6	1.3	1.8	13.9	3.4	4.3	24.2	4	

CITY TRAFFIC COUNTERS

WWW.CTCOUNTERS.COM

File Name : Bloomfield_Florence
 Site Code : 00000000
 Start Date : 4/6/2021
 Page No : 2

	Bloomfield Ave Southbound				Florence Ave Westbound				Bloomfield Ave Northbound				Florence Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	9	101	30	140	34	227	9	270	12	106	13	131	34	178	45	257	798
07:30 AM	9	90	36	135	34	246	24	304	12	89	15	116	35	185	36	256	811
07:45 AM	2	132	42	176	25	232	16	273	14	143	16	173	38	191	44	273	895
08:00 AM	7	106	34	147	37	227	16	280	12	90	16	118	36	163	30	229	774
Total Volume	27	429	142	598	130	932	65	1127	50	428	60	538	143	717	155	1015	3278
% App. Total	4.5	71.7	23.7		11.5	82.7	5.8		9.3	79.6	11.2		14.1	70.6	15.3		
PHF	.750	.813	.845	.849	.878	.947	.677	.927	.893	.748	.938	.777	.941	.938	.861	.929	.916

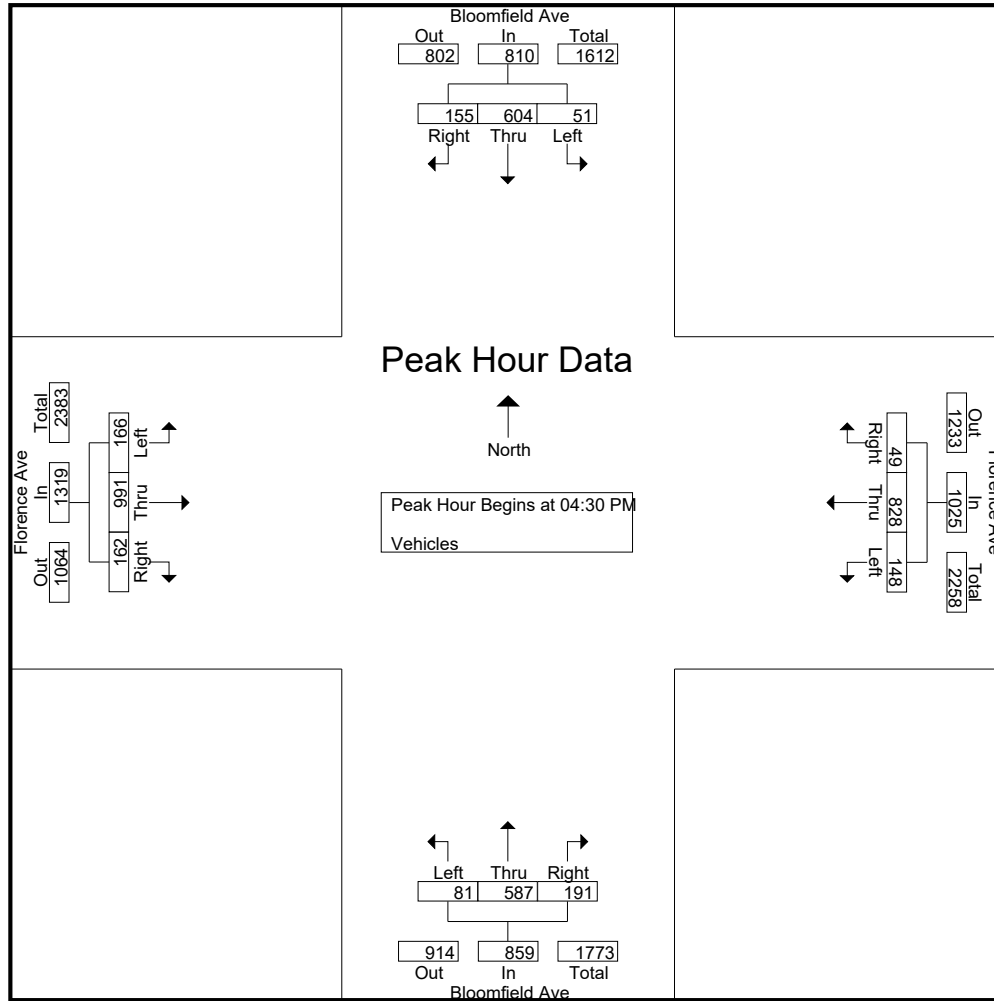


CITY TRAFFIC COUNTERS

WWW.CTCOUNTERS.COM

File Name : Bloomfield_Florence
 Site Code : 00000000
 Start Date : 4/6/2021
 Page No : 3

	Bloomfield Ave Southbound				Florence Ave Westbound				Bloomfield Ave Northbound				Florence Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	18	154	32	204	47	252	16	315	21	147	49	217	45	232	66	343	1079
04:45 PM	7	140	30	177	39	166	10	215	30	145	64	239	42	253	54	349	980
05:00 PM	16	169	42	227	37	215	12	264	13	153	41	207	43	236	24	303	1001
05:15 PM	10	141	51	202	25	195	11	231	17	142	37	196	36	270	18	324	953
Total Volume	51	604	155	810	148	828	49	1025	81	587	191	859	166	991	162	1319	4013
% App. Total	6.3	74.6	19.1		14.4	80.8	4.8		9.4	68.3	22.2		12.6	75.1	12.3		
PHF	.708	.893	.760	.892	.787	.821	.766	.813	.675	.959	.746	.899	.922	.918	.614	.945	.930



CITY TRAFFIC COUNTERS
WWW.CTCOUNTERS.COM

File Name : Bloomfield_Lakeland
 Site Code : 00000000
 Start Date : 4/6/2021
 Page No : 1

Groups Printed- Vehicles

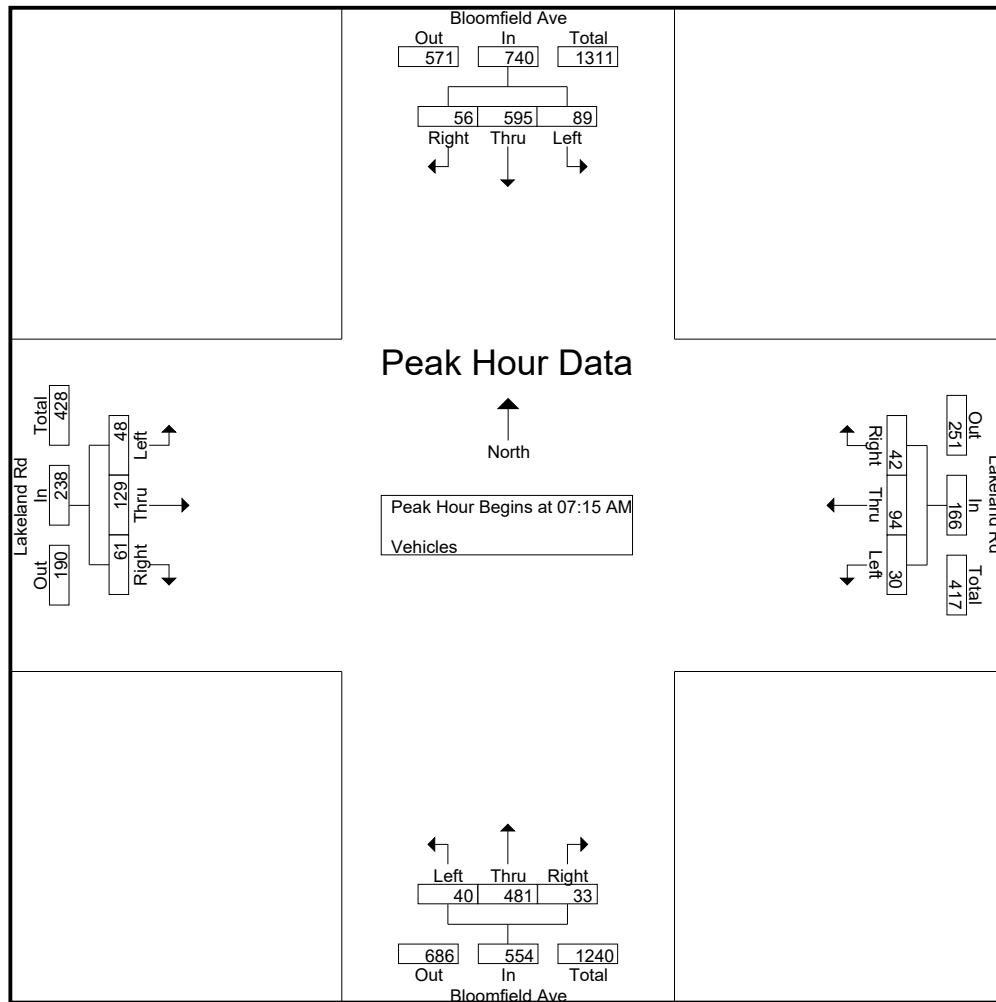
	Bloomfield Ave Southbound			Lakeland Rd Westbound			Bloomfield Ave Northbound			Lakeland Rd Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	22	120	23	9	25	4	12	91	11	10	27	13	367
07:15 AM	26	135	19	8	22	7	21	103	5	16	38	26	426
07:30 AM	25	148	12	2	19	14	4	110	8	8	32	8	390
07:45 AM	21	159	13	13	36	12	7	150	8	14	40	21	494
Total	94	562	67	32	102	37	44	454	32	48	137	68	1677
08:00 AM	17	153	12	7	17	9	8	118	12	10	19	6	388
08:15 AM	16	120	16	8	31	17	6	99	9	11	30	11	374
08:30 AM	13	96	9	8	7	15	13	103	2	10	31	6	313
08:45 AM	20	110	13	7	47	28	6	110	9	7	23	10	390
Total	66	479	50	30	102	69	33	430	32	38	103	33	1465
04:00 PM	12	146	17	9	42	13	22	122	15	17	39	12	466
04:15 PM	13	124	26	16	49	9	14	159	9	5	30	10	464
04:30 PM	13	213	52	27	52	19	29	174	24	32	31	15	681
04:45 PM	23	176	48	19	30	22	29	156	10	28	42	32	615
Total	61	659	143	71	173	63	94	611	58	82	142	69	2226
05:00 PM	14	192	20	12	50	6	19	187	12	13	37	13	575
05:15 PM	12	173	17	13	49	12	15	154	14	5	31	11	506
05:30 PM	16	151	9	17	49	10	18	151	10	9	30	10	480
05:45 PM	9	134	15	7	41	10	11	137	17	13	27	3	424
Total	51	650	61	49	189	38	63	629	53	40	125	37	1985
Grand Total	272	2350	321	182	566	207	234	2124	175	208	507	207	7353
Apprch %	9.2	79.9	10.9	19.1	59.3	21.7	9.2	83.9	6.9	22.6	55	22.5	
Total %	3.7	32	4.4	2.5	7.7	2.8	3.2	28.9	2.4	2.8	6.9	2.8	

CITY TRAFFIC COUNTERS

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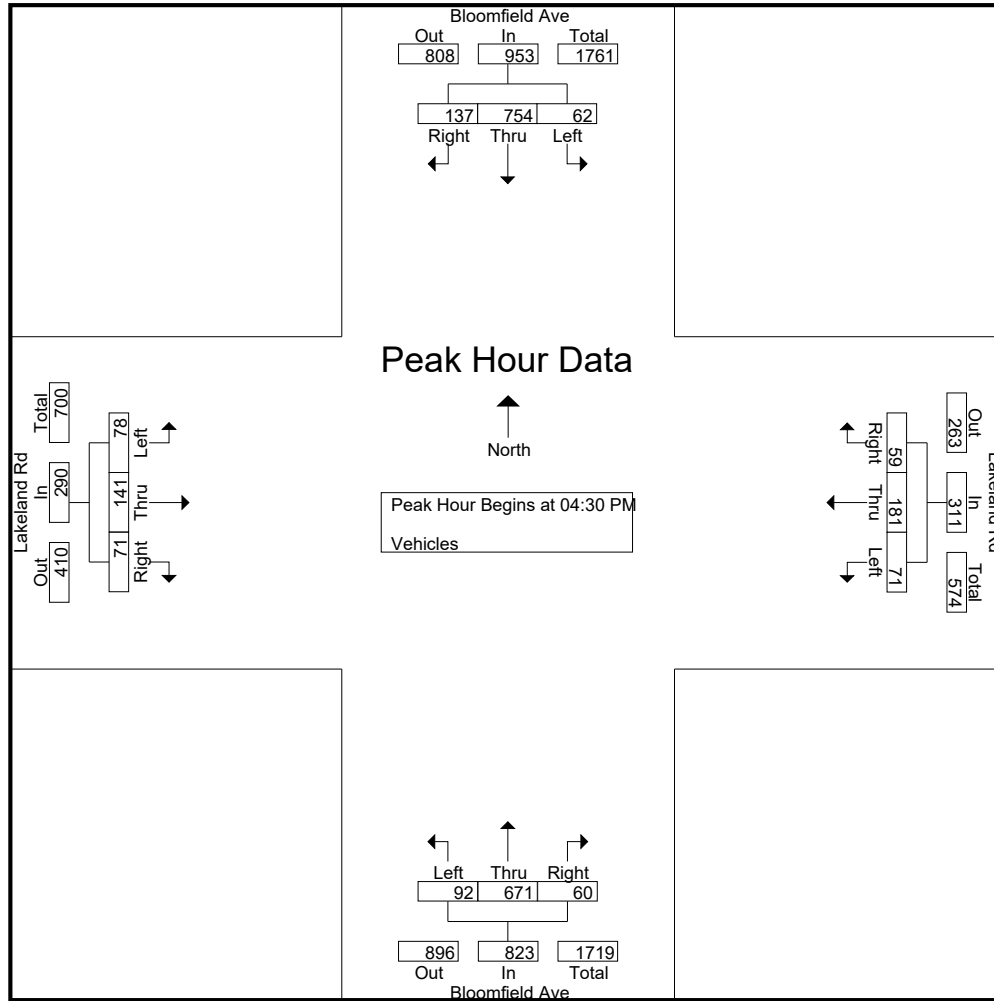
	Bloomfield Ave Southbound				Lakeland Rd Westbound				Bloomfield Ave Northbound				Lakeland Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	26	135	19	180	8	22	7	37	21	103	5	129	16	38	26	80	426
07:30 AM	25	148	12	185	2	19	14	35	4	110	8	122	8	32	8	48	390
07:45 AM	21	159	13	193	13	36	12	61	7	150	8	165	14	40	21	75	494
08:00 AM	17	153	12	182	7	17	9	33	8	118	12	138	10	19	6	35	388
Total Volume	89	595	56	740	30	94	42	166	40	481	33	554	48	129	61	238	1698
% App. Total	12	80.4	7.6		18.1	56.6	25.3		7.2	86.8	6		20.2	54.2	25.6		
PHF	.856	.936	.737	.959	.577	.653	.750	.680	.476	.802	.688	.839	.750	.806	.587	.744	.859



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	Bloomfield Ave Southbound				Lakeland Rd Westbound				Bloomfield Ave Northbound				Lakeland Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	13	213	52	278	27	52	19	98	29	174	24	227	32	31	15	78	681
04:45 PM	23	176	48	247	19	30	22	71	29	156	10	195	28	42	32	102	615
05:00 PM	14	192	20	226	12	50	6	68	19	187	12	218	13	37	13	63	575
05:15 PM	12	173	17	202	13	49	12	74	15	154	14	183	5	31	11	47	506
Total Volume	62	754	137	953	71	181	59	311	92	671	60	823	78	141	71	290	2377
% App. Total	6.5	79.1	14.4		22.8	58.2	19		11.2	81.5	7.3		26.9	48.6	24.5		
PHF	.674	.885	.659	.857	.657	.870	.670	.793	.793	.897	.625	.906	.609	.839	.555	.711	.873



CITY TRAFFIC COUNTERS
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Groups Printed- Vehicles

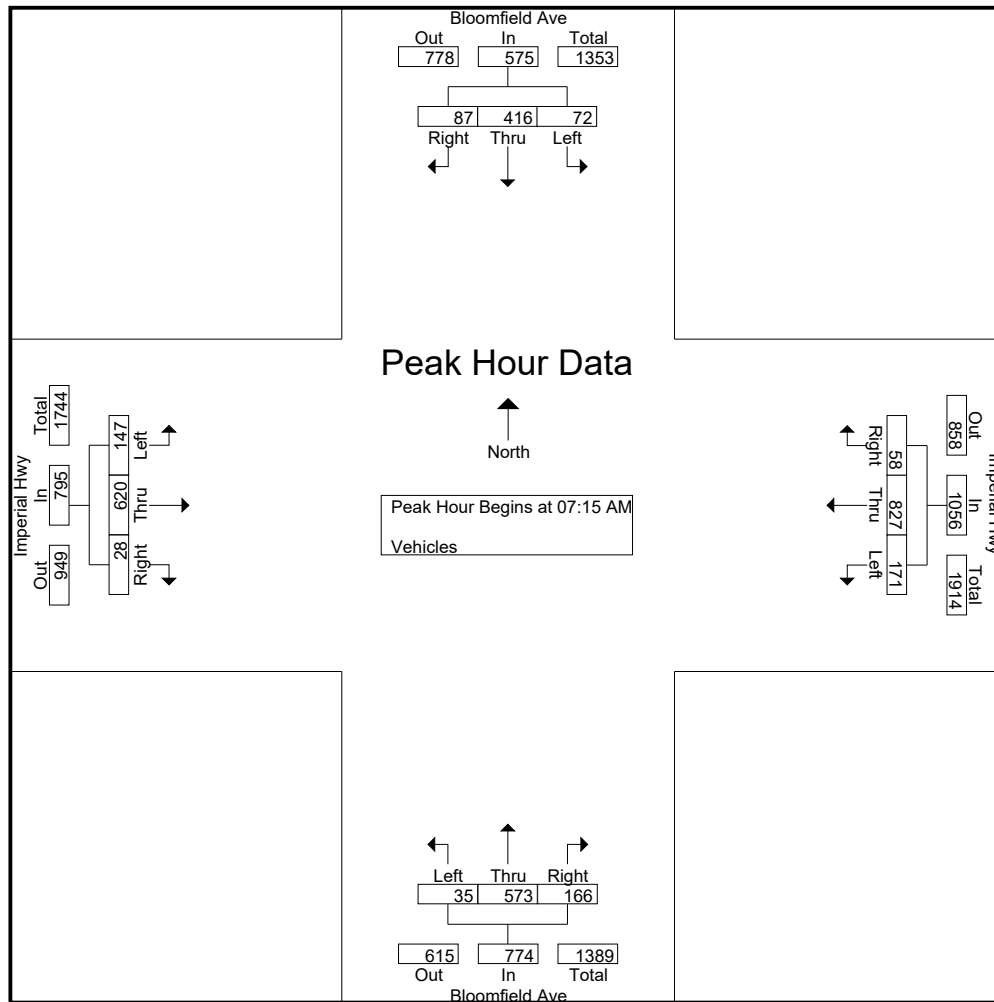
	Bloomfield Ave Southbound			Imperial Hwy Westbound			Bloomfield Ave Northbound			Imperial Hwy Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	13	73	27	34	218	15	12	128	28	26	128	5	707
07:15 AM	18	103	22	36	219	11	2	123	38	38	144	5	759
07:30 AM	12	102	24	54	218	14	11	137	41	43	148	11	815
07:45 AM	22	114	19	43	201	17	11	189	44	40	155	7	862
Total	65	392	92	167	856	57	36	577	151	147	575	28	3143
08:00 AM	20	97	22	38	189	16	11	124	43	26	173	5	764
08:15 AM	14	93	23	38	168	18	20	97	46	27	137	13	694
08:30 AM	16	88	21	49	157	8	5	85	51	25	143	2	650
08:45 AM	18	91	13	54	151	16	26	69	35	26	119	4	622
Total	68	369	79	179	665	58	62	375	175	104	572	24	2730
04:00 PM	31	193	32	60	173	13	4	79	46	29	233	7	900
04:15 PM	32	152	39	42	189	11	10	102	73	24	205	5	884
04:30 PM	38	228	51	50	193	5	13	117	64	33	211	14	1017
04:45 PM	32	179	55	43	161	2	0	141	63	24	216	17	933
Total	133	752	177	195	716	31	27	439	246	110	865	43	3734
05:00 PM	42	232	48	49	176	4	7	107	73	38	233	17	1026
05:15 PM	38	178	31	50	177	12	19	126	71	16	188	10	916
05:30 PM	16	191	29	47	185	6	9	105	72	16	269	13	958
05:45 PM	40	135	33	50	130	5	23	73	59	30	238	20	836
Total	136	736	141	196	668	27	58	411	275	100	928	60	3736
Grand Total	402	2249	489	737	2905	173	183	1802	847	461	2940	155	13343
Apprch %	12.8	71.6	15.6	19.3	76.1	4.5	6.5	63.6	29.9	13	82.7	4.4	
Total %	3	16.9	3.7	5.5	21.8	1.3	1.4	13.5	6.3	3.5	22	1.2	

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	Bloomfield Ave Southbound				Imperial Hwy Westbound				Bloomfield Ave Northbound				Imperial Hwy Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	18	103	22	143	36	219	11	266	2	123	38	163	38	144	5	187	759
07:30 AM	12	102	24	138	54	218	14	286	11	137	41	189	43	148	11	202	815
07:45 AM	22	114	19	155	43	201	17	261	11	189	44	244	40	155	7	202	862
08:00 AM	20	97	22	139	38	189	16	243	11	124	43	178	26	173	5	204	764
Total Volume	72	416	87	575	171	827	58	1056	35	573	166	774	147	620	28	795	3200
% App. Total	12.5	72.3	15.1		16.2	78.3	5.5		4.5	74	21.4		18.5	78	3.5		
PHF	.818	.912	.906	.927	.792	.944	.853	.923	.795	.758	.943	.793	.855	.896	.636	.974	.928

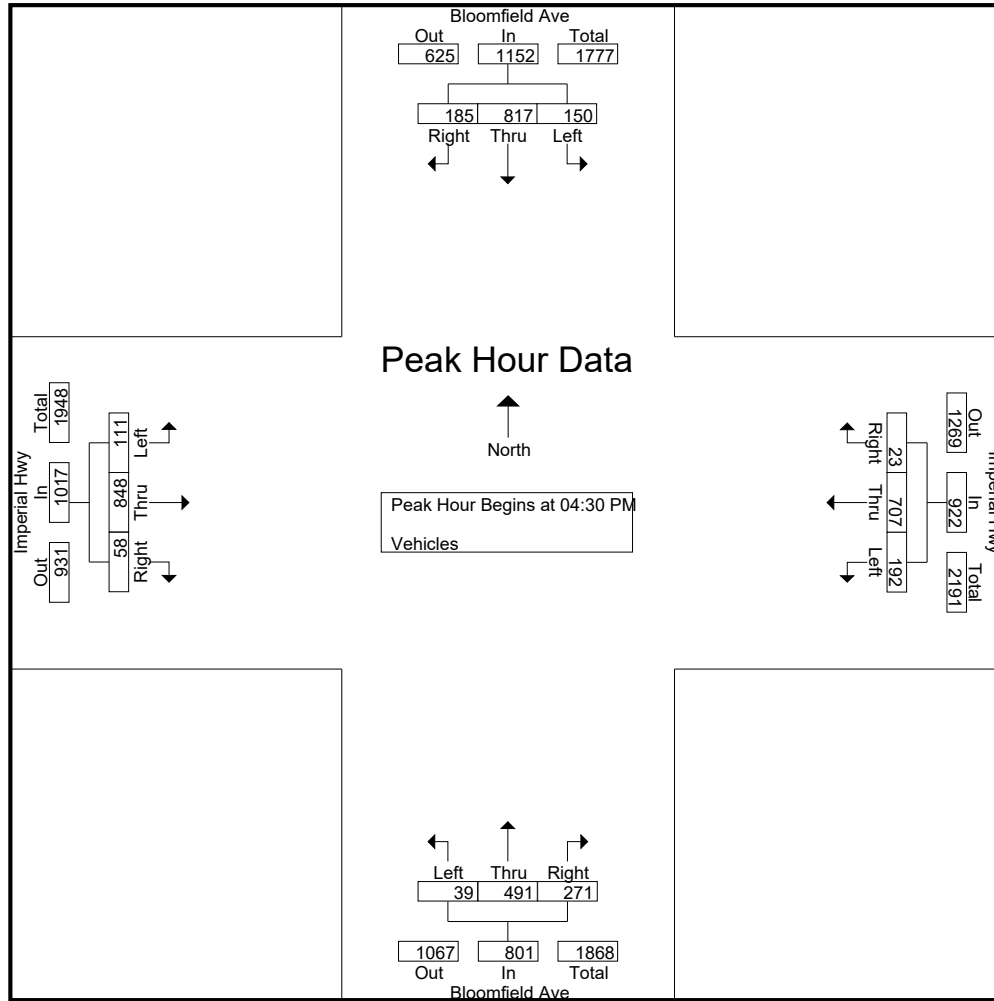


CITY TRAFFIC COUNTERS

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	Bloomfield Ave Southbound				Imperial Hwy Westbound				Bloomfield Ave Northbound				Imperial Hwy Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	38	228	51	317	50	193	5	248	13	117	64	194	33	211	14	258	1017
04:45 PM	32	179	55	266	43	161	2	206	0	141	63	204	24	216	17	257	933
05:00 PM	42	232	48	322	49	176	4	229	7	107	73	187	38	233	17	288	1026
05:15 PM	38	178	31	247	50	177	12	239	19	126	71	216	16	188	10	214	916
Total Volume	150	817	185	1152	192	707	23	922	39	491	271	801	111	848	58	1017	3892
% App. Total	13	70.9	16.1		20.8	76.7	2.5		4.9	61.3	33.8		10.9	83.4	5.7		
PHF	.893	.880	.841	.894	.960	.916	.479	.929	.513	.871	.928	.927	.730	.910	.853	.883	.948



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Groups Printed- Vehicles

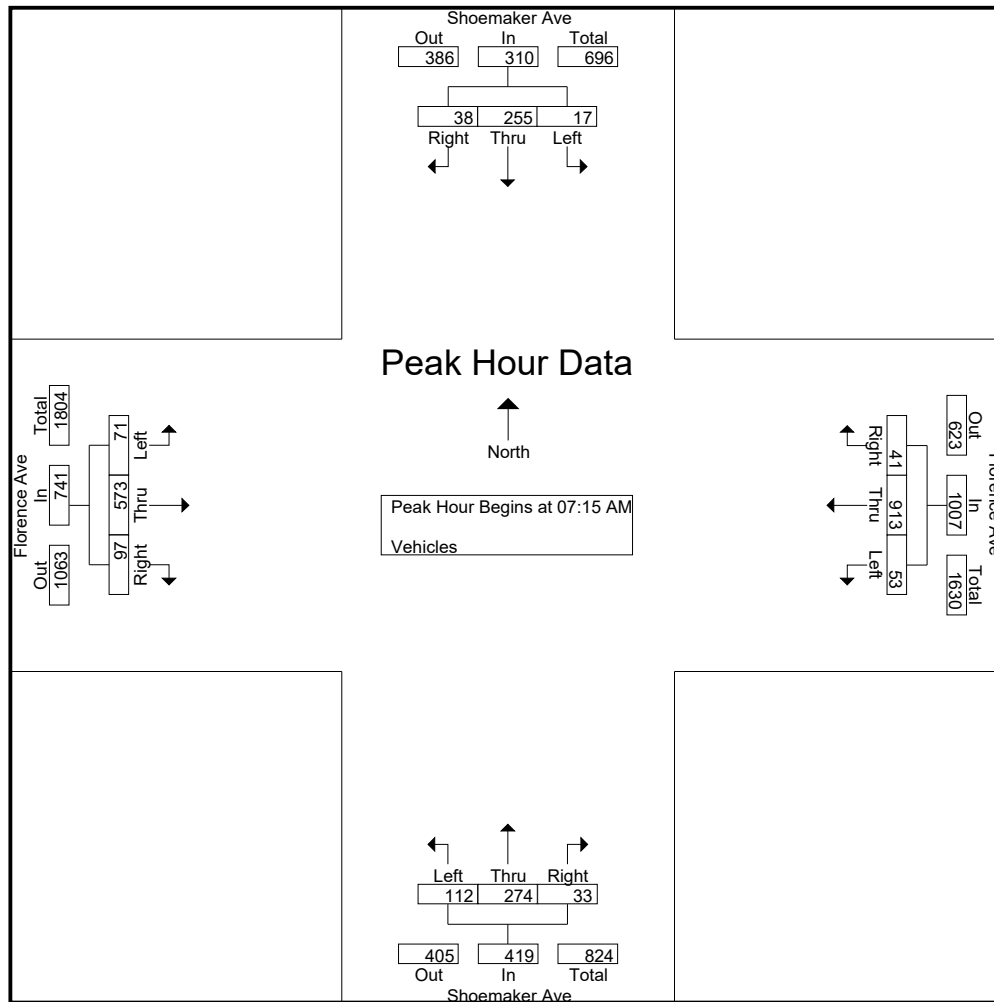
	Shoemaker Ave Southbound			Florence Ave Westbound			Shoemaker Ave Northbound			Florence Ave Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	2	62	10	14	203	10	11	56	4	14	111	37	534
07:15 AM	7	63	8	10	243	11	19	68	7	26	138	30	630
07:30 AM	6	64	9	13	264	12	32	65	6	12	150	18	651
07:45 AM	1	74	8	13	239	15	31	77	10	19	141	27	655
Total	16	263	35	50	949	48	93	266	27	71	540	112	2470
08:00 AM	3	54	13	17	167	3	30	64	10	14	144	22	541
08:15 AM	1	67	10	6	188	26	22	70	4	13	136	18	561
08:30 AM	4	57	11	5	168	3	24	60	8	13	123	23	499
08:45 AM	5	48	8	10	181	6	32	53	14	12	158	21	548
Total	13	226	42	38	704	38	108	247	36	52	561	84	2149
04:00 PM	21	96	19	13	161	3	25	81	17	9	226	28	699
04:15 PM	5	106	10	8	206	4	27	74	13	11	233	18	715
04:30 PM	12	125	22	9	205	5	13	90	27	12	252	23	795
04:45 PM	10	116	10	12	181	4	23	97	19	5	240	27	744
Total	48	443	61	42	753	16	88	342	76	37	951	96	2953
05:00 PM	13	97	18	13	181	6	33	125	26	9	257	29	807
05:15 PM	6	69	13	9	223	4	30	60	16	9	288	25	752
05:30 PM	16	112	21	10	189	7	28	58	22	13	247	25	748
05:45 PM	9	92	21	12	176	4	13	76	16	3	221	36	679
Total	44	370	73	44	769	21	104	319	80	34	1013	115	2986
Grand Total	121	1302	211	174	3175	123	393	1174	219	194	3065	407	10558
Apprch %	7.4	79.7	12.9	5	91.4	3.5	22	65.7	12.3	5.3	83.6	11.1	
Total %	1.1	12.3	2	1.6	30.1	1.2	3.7	11.1	2.1	1.8	29	3.9	

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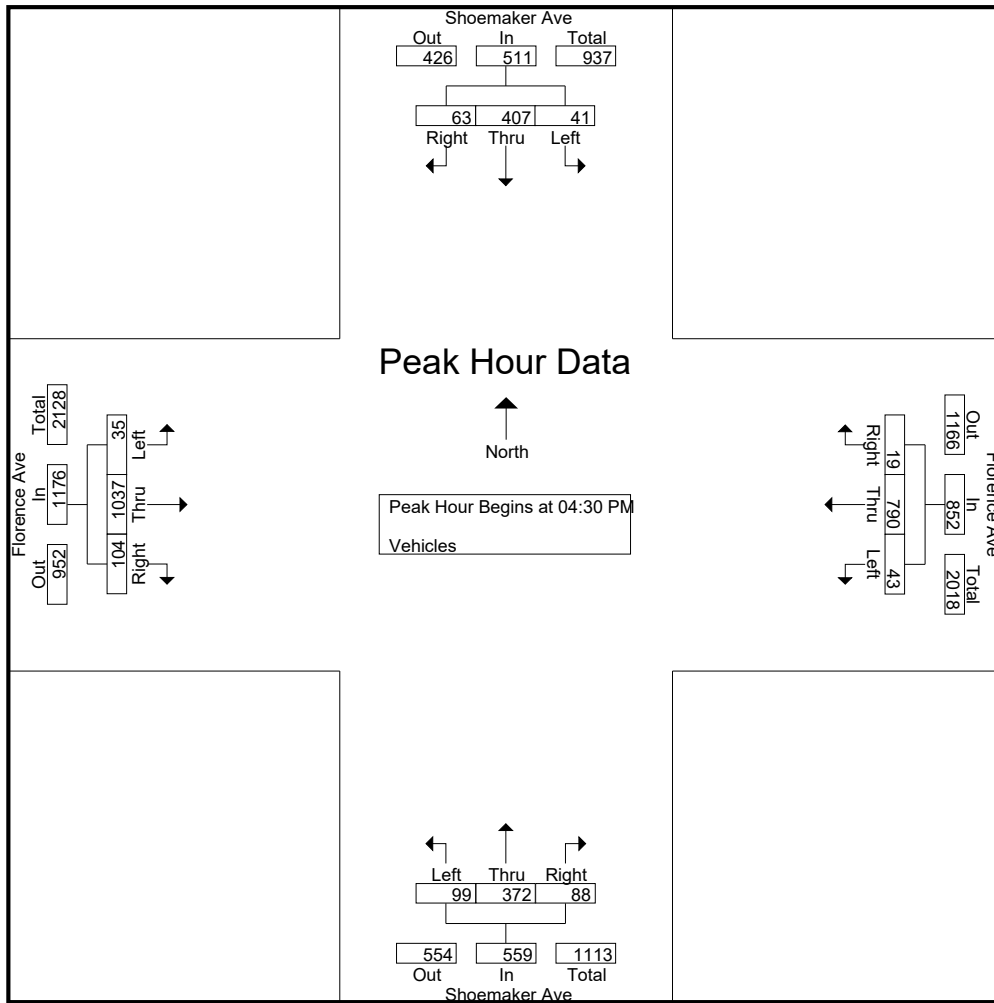
	Shoemaker Ave Southbound				Florence Ave Westbound				Shoemaker Ave Northbound				Florence Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	7	63	8	78	10	243	11	264	19	68	7	94	26	138	30	194	630
07:30 AM	6	64	9	79	13	264	12	289	32	65	6	103	12	150	18	180	651
07:45 AM	1	74	8	83	13	239	15	267	31	77	10	118	19	141	27	187	655
08:00 AM	3	54	13	70	17	167	3	187	30	64	10	104	14	144	22	180	541
Total Volume	17	255	38	310	53	913	41	1007	112	274	33	419	71	573	97	741	2477
% App. Total	5.5	82.3	12.3		5.3	90.7	4.1		26.7	65.4	7.9		9.6	77.3	13.1		
PHF	.607	.861	.731	.934	.779	.865	.683	.871	.875	.890	.825	.888	.683	.955	.808	.955	.945



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	Shoemaker Ave Southbound				Florence Ave Westbound				Shoemaker Ave Northbound				Florence Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	12	125	22	159	9	205	5	219	13	90	27	130	12	252	23	287	795
04:45 PM	10	116	10	136	12	181	4	197	23	97	19	139	5	240	27	272	744
05:00 PM	13	97	18	128	13	181	6	200	33	125	26	184	9	257	29	295	807
05:15 PM	6	69	13	88	9	223	4	236	30	60	16	106	9	288	25	322	752
Total Volume	41	407	63	511	43	790	19	852	99	372	88	559	35	1037	104	1176	3098
% App. Total	8	79.6	12.3		5	92.7	2.2		17.7	66.5	15.7		3	88.2	8.8		
PHF	.788	.814	.716	.803	.827	.886	.792	.903	.750	.744	.815	.760	.729	.900	.897	.913	.960



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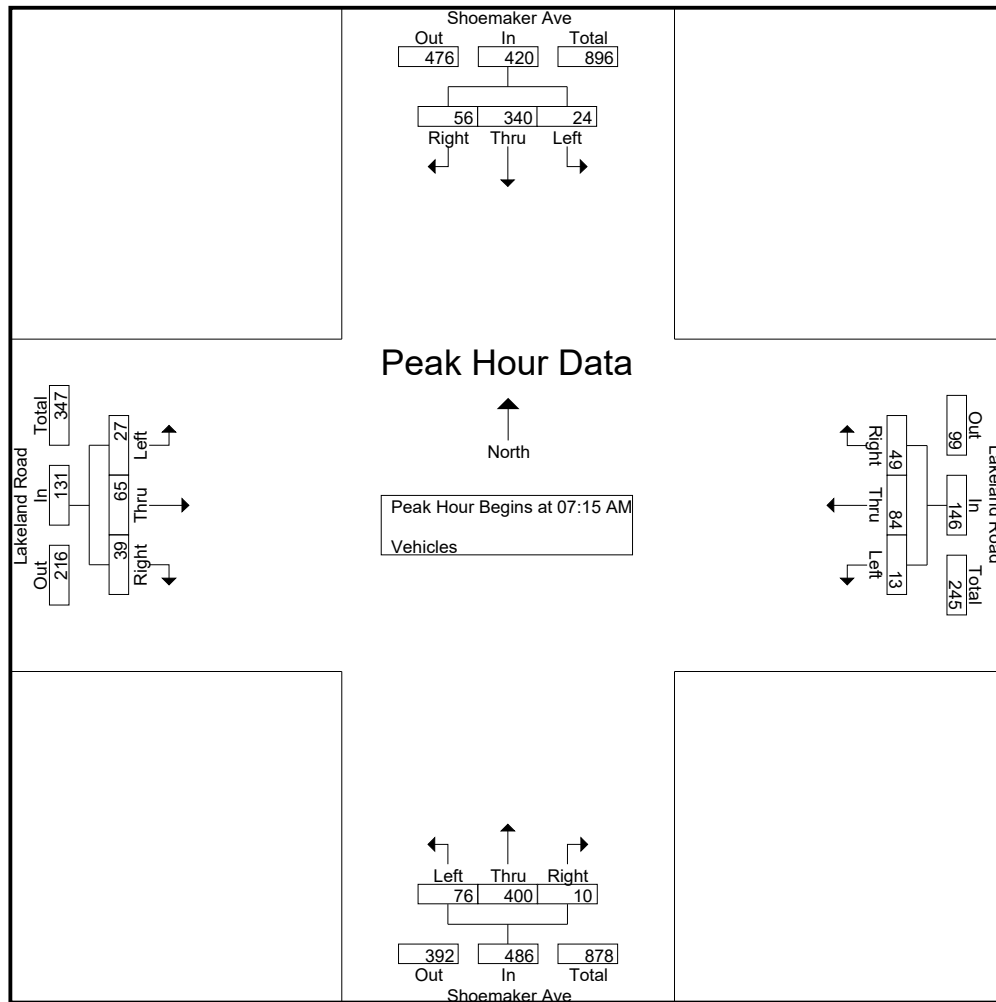
Groups Printed- Vehicles

	Shoemaker Ave Southbound			Lakeland Road Westbound			Shoemaker Ave Northbound			Lakeland Road Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	5	82	14	2	13	8	9	59	4	8	13	10	227
07:15 AM	5	83	16	5	19	12	22	84	4	10	10	7	277
07:30 AM	5	67	14	1	25	11	21	97	2	5	17	9	274
07:45 AM	6	110	16	4	19	16	20	119	2	5	11	13	341
Total	21	342	60	12	76	47	72	359	12	28	51	39	1119
08:00 AM	8	80	10	3	21	10	13	100	2	7	27	10	291
08:15 AM	6	83	8	4	15	6	21	85	1	8	13	11	261
08:30 AM	2	55	11	4	21	5	11	78	2	7	14	18	228
08:45 AM	6	63	12	1	13	6	18	89	2	10	13	8	241
Total	22	281	41	12	70	27	63	352	7	32	67	47	1021
04:00 PM	6	117	10	13	27	11	18	94	9	12	39	29	385
04:15 PM	7	104	14	4	25	13	21	94	4	11	33	15	345
04:30 PM	5	119	8	7	40	5	23	113	3	18	45	28	414
04:45 PM	7	138	16	7	15	6	17	114	5	13	41	22	401
Total	25	478	48	31	107	35	79	415	21	54	158	94	1545
05:00 PM	6	121	17	8	31	16	20	120	5	16	31	34	425
05:15 PM	3	98	13	18	21	8	16	80	4	11	19	16	307
05:30 PM	5	105	21	4	17	11	9	80	5	8	22	16	303
05:45 PM	8	109	14	4	7	6	8	91	4	7	28	14	300
Total	22	433	65	34	76	41	53	371	18	42	100	80	1335
Grand Total	90	1534	214	89	329	150	267	1497	58	156	376	260	5020
Apprch %	4.9	83.5	11.6	15.7	57.9	26.4	14.7	82.2	3.2	19.7	47.5	32.8	
Total %	1.8	30.6	4.3	1.8	6.6	3	5.3	29.8	1.2	3.1	7.5	5.2	

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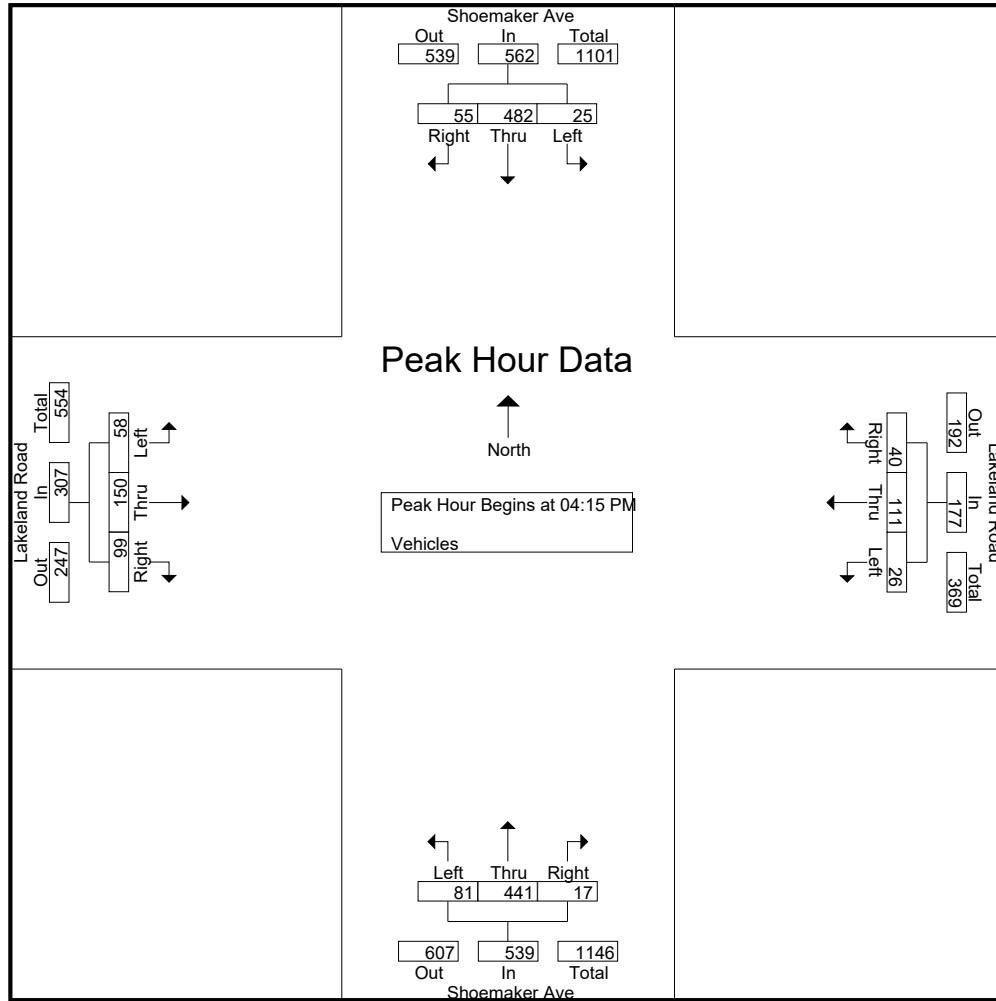
	Shoemaker Ave Southbound				Lakeland Road Westbound				Shoemaker Ave Northbound				Lakeland Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	5	83	16	104	5	19	12	36	22	84	4	110	10	10	7	27	277
07:30 AM	5	67	14	86	1	25	11	37	21	97	2	120	5	17	9	31	274
07:45 AM	6	110	16	132	4	19	16	39	20	119	2	141	5	11	13	29	341
08:00 AM	8	80	10	98	3	21	10	34	13	100	2	115	7	27	10	44	291
Total Volume	24	340	56	420	13	84	49	146	76	400	10	486	27	65	39	131	1183
% App. Total	5.7	81	13.3		8.9	57.5	33.6		15.6	82.3	2.1		20.6	49.6	29.8		
PHF	.750	.773	.875	.795	.650	.840	.766	.936	.864	.840	.625	.862	.675	.602	.750	.744	.867



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	Shoemaker Ave Southbound				Lakeland Road Westbound				Shoemaker Ave Northbound				Lakeland Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	7	104	14	125	4	25	13	42	21	94	4	119	11	33	15	59	345
04:30 PM	5	119	8	132	7	40	5	52	23	113	3	139	18	45	28	91	414
04:45 PM	7	138	16	161	7	15	6	28	17	114	5	136	13	41	22	76	401
05:00 PM	6	121	17	144	8	31	16	55	20	120	5	145	16	31	34	81	425
Total Volume	25	482	55	562	26	111	40	177	81	441	17	539	58	150	99	307	1585
% App. Total	4.4	85.8	9.8		14.7	62.7	22.6		15	81.8	3.2		18.9	48.9	32.2		
PHF	.893	.873	.809	.873	.813	.694	.625	.805	.880	.919	.850	.929	.806	.833	.728	.843	.932



CITY TRAFFIC COUNTERS
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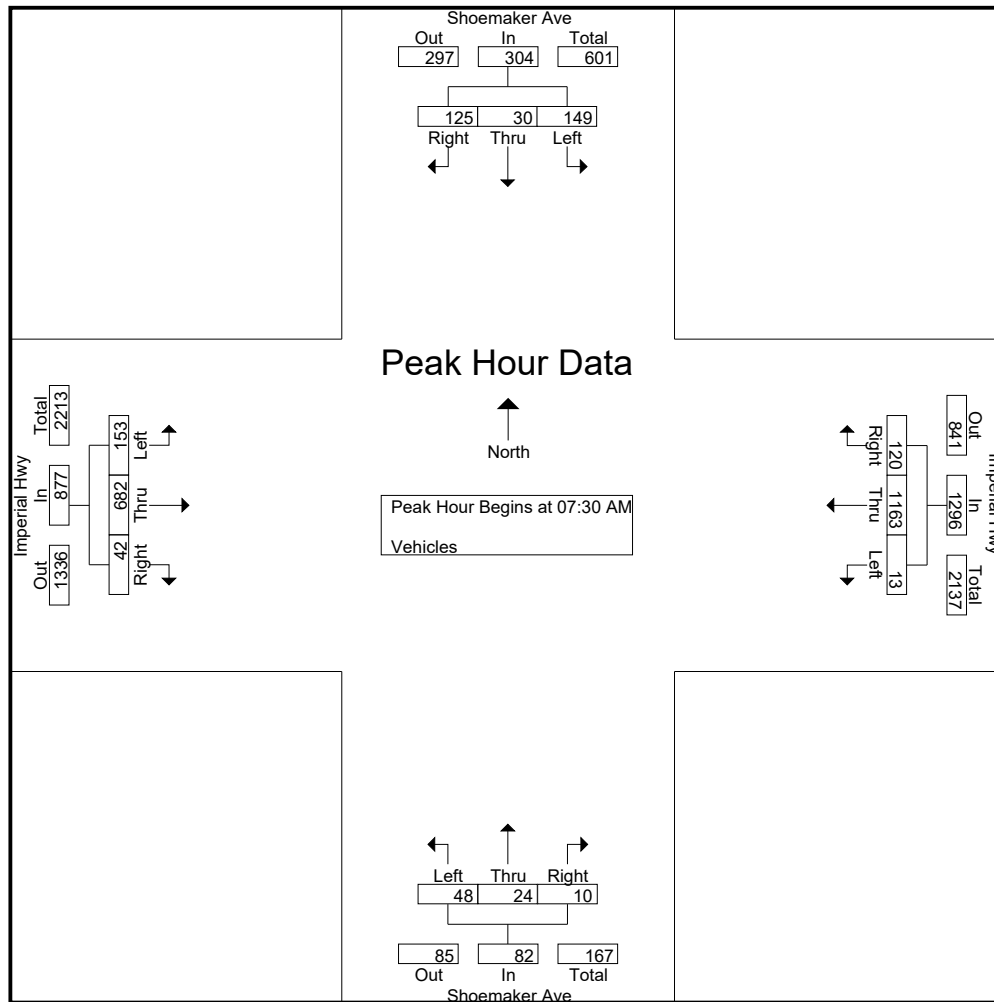
Groups Printed- Vehicles

	Shoemaker Ave Southbound			Imperial Hwy Westbound			Shoemaker Ave Northbound			Imperial Hwy Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	34	5	41	0	273	23	18	3	0	27	152	27	603
07:15 AM	40	10	26	1	257	23	6	6	2	39	134	15	559
07:30 AM	34	7	28	3	309	26	18	3	3	45	158	7	641
07:45 AM	41	10	40	4	296	29	9	7	1	42	154	11	644
Total	149	32	135	8	1135	101	51	19	6	153	598	60	2447
08:00 AM	38	9	37	2	292	30	15	10	1	40	208	14	696
08:15 AM	36	4	20	4	266	35	6	4	5	26	162	10	578
08:30 AM	28	6	28	1	274	28	4	6	0	27	197	11	610
08:45 AM	24	8	35	1	220	14	8	10	2	20	145	6	493
Total	126	27	120	8	1052	107	33	30	8	113	712	41	2377
04:00 PM	44	10	36	4	238	26	35	9	4	41	295	2	744
04:15 PM	37	5	39	7	213	30	15	13	1	40	284	8	692
04:30 PM	61	8	43	6	241	30	18	11	4	45	295	4	766
04:45 PM	57	8	36	3	249	27	22	5	0	43	294	7	751
Total	199	31	154	20	941	113	90	38	9	169	1168	21	2953
05:00 PM	41	15	49	4	262	45	16	7	8	30	331	5	813
05:15 PM	59	8	43	2	280	29	9	11	2	29	334	1	807
05:30 PM	25	5	28	4	266	45	17	8	2	35	276	10	721
05:45 PM	32	3	34	3	212	27	11	9	5	29	293	9	667
Total	157	31	154	13	1020	146	53	35	17	123	1234	25	3008
Grand Total	631	121	563	49	4148	467	227	122	40	558	3712	147	10785
Apprch %	48	9.2	42.8	1.1	88.9	10	58.4	31.4	10.3	12.6	84	3.3	
Total %	5.9	1.1	5.2	0.5	38.5	4.3	2.1	1.1	0.4	5.2	34.4	1.4	

CITY TRAFFIC COUNTERS
WWW.CTCOUNTERS.COM

File Name : Shoemaker_Imperial
 Site Code : 00000000
 Start Date : 4/1/2021
 Page No : 2

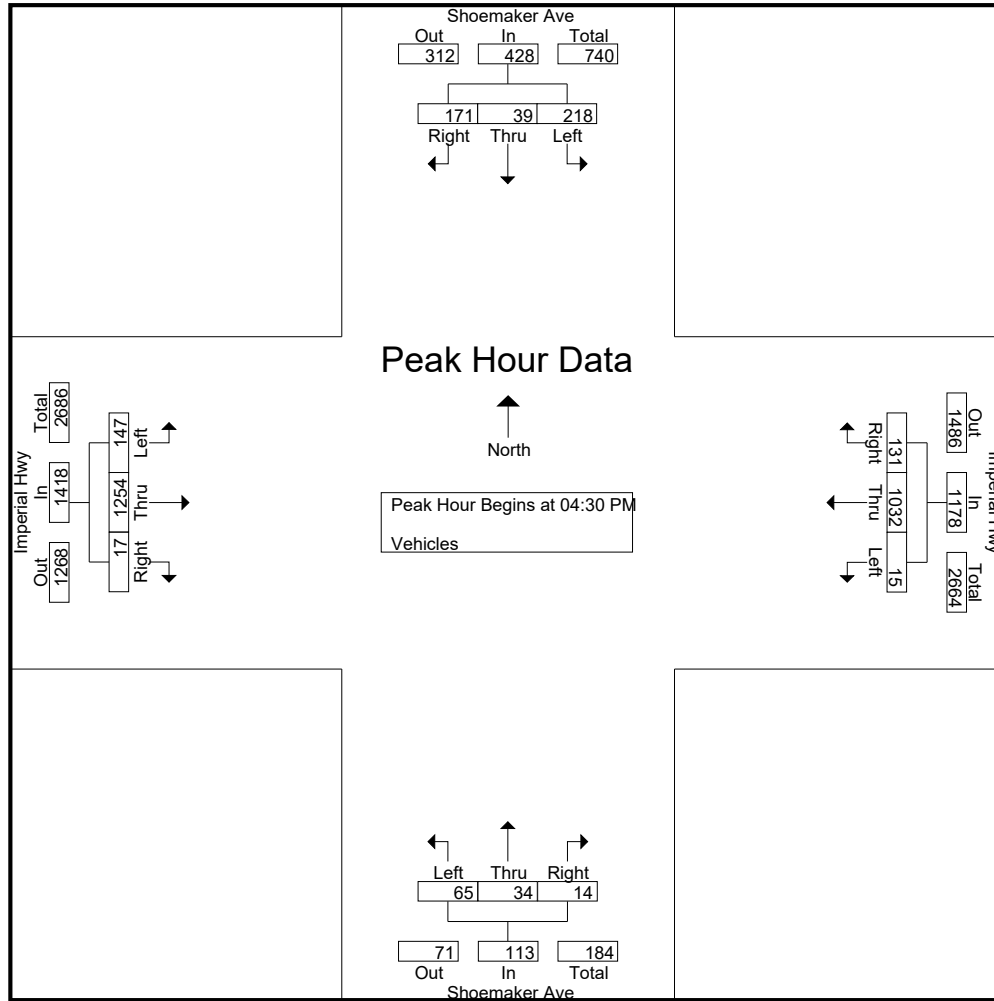
	Shoemaker Ave Southbound				Imperial Hwy Westbound				Shoemaker Ave Northbound				Imperial Hwy Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	34	7	28	69	3	309	26	338	18	3	3	24	45	158	7	210	641
07:45 AM	41	10	40	91	4	296	29	329	9	7	1	17	42	154	11	207	644
08:00 AM	38	9	37	84	2	292	30	324	15	10	1	26	40	208	14	262	696
08:15 AM	36	4	20	60	4	266	35	305	6	4	5	15	26	162	10	198	578
Total Volume	149	30	125	304	13	1163	120	1296	48	24	10	82	153	682	42	877	2559
% App. Total	49	9.9	41.1		1	89.7	9.3		58.5	29.3	12.2		17.4	77.8	4.8		
PHF	.909	.750	.781	.835	.813	.941	.857	.959	.667	.600	.500	.788	.850	.820	.750	.837	.919



CITY TRAFFIC COUNTERS
WWW.CTCOUNTERS.COM

File Name : Shoemaker_Imperial
 Site Code : 00000000
 Start Date : 4/1/2021
 Page No : 3

	Shoemaker Ave Southbound				Imperial Hwy Westbound				Shoemaker Ave Northbound				Imperial Hwy Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	61	8	43	112	6	241	30	277	18	11	4	33	45	295	4	344	766
04:45 PM	57	8	36	101	3	249	27	279	22	5	0	27	43	294	7	344	751
05:00 PM	41	15	49	105	4	262	45	311	16	7	8	31	30	331	5	366	813
05:15 PM	59	8	43	110	2	280	29	311	9	11	2	22	29	334	1	364	807
Total Volume	218	39	171	428	15	1032	131	1178	65	34	14	113	147	1254	17	1418	3137
% App. Total	50.9	9.1	40		1.3	87.6	11.1		57.5	30.1	12.4		10.4	88.4	1.2		
PHF	.893	.650	.872	.955	.625	.921	.728	.947	.739	.773	.438	.856	.817	.939	.607	.969	.965



APPENDIX B

LEVEL OF SERVICE ANALYSIS ICU CALCULATION SHEET

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Florence Avenue
City: Santa Fe Springs
Project No. CCE2021-01
Analyzed By: PBL
File Name: PR1

Problem Condition: Base 2021 Traffic Volumes (Count Date: 4/6/2021)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	50	81					50	81	0.031	0.051	0.031	0.051
N/B Thru	2	3,200	428	587					428	587	0.153	0.243		
N/B Right	-	-	60	191					60	191	0.000	0.000		
S/B Left	1	1,600	27	51					27	51	0.017	0.032		
S/B Thru	2	3,200	429	604					429	604	0.178	0.237	0.178	0.237
S/B Right	-	-	142	155					142	155	0.000	0.000		
E/B Left	1	1,600	143	166					143	166	0.089	0.104	0.089	
E/B Thru	2	3,200	717	991					717	991	0.224	0.310		0.310
E/B Right	1	1,600	155	162					155	162	0.066	0.051		
W/B Left	1	1,600	130	148					130	148	0.081	0.093		0.093
W/B Thru	2	3,200	932	828					932	828	0.291	0.259	0.291	
W/B Right	1	1,600	65	49					65	49	0.024	0.031		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.590	0.690
									Lost Time:				0.100	0.100
									Total V/C:				0.690	0.790
									Level Of Service:				B	C

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2021
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Florence Avenue

City: Santa Fe Springs

Project No. CCE2021-01

Analyzed By: PBL

File Name: PR1

Problem Condition: Base 2021 Traffic Volumes with Project (Count Date: 4/6/2021)

Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	50	81			1	4	51	85	0.032	0.053	0.032	0.053
N/B Thru	2	3,200	428	587			1	3	429	590	0.153	0.244		
N/B Right	-	-	60	191					60	191	0.000	0.000		
S/B Left	1	1,600	27	51					27	51	0.017	0.032		
S/B Thru	2	3,200	429	604			3	1	432	605	0.179	0.238	0.179	0.238
S/B Right	-	-	142	155					142	155	0.000	0.000		
E/B Left	1	1,600	143	166					143	166	0.089	0.104	0.089	
E/B Thru	2	3,200	717	991					717	991	0.224	0.310		0.310
E/B Right	1	1,600	155	162			4	2	159	164	0.068	0.049		
W/B Left	1	1,600	130	148					130	148	0.081	0.093		0.093
W/B Thru	2	3,200	932	828					932	828	0.291	0.259	0.291	
W/B Right	1	1,600	65	49					65	49	0.024	0.031		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.592	0.693
									Lost Time:				0.100	0.100
									Total V/C:				0.692	0.793
									Level Of Service:				B	C

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021

Study Volume Year: 2021

Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour

Single Turn Lane = 1600 Vehicles Per Hour

Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES:

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Florence Avenue City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects without Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	50	81	0	0			51	82	0.032	0.051	0.032	0.051
N/B Thru	2	3,200	428	587	14	6			446	599	0.160	0.248		
N/B Right	-	-	60	191	5	2			66	195	0.000	0.000		
S/B Left	1	1,600	27	51	0	0			27	52	0.017	0.032		
S/B Thru	2	3,200	429	604	4	15			437	625	0.181	0.244	0.181	0.244
S/B Right	-	-	142	155	0	0			143	157	0.000	0.000		
E/B Left	1	1,600	143	166	0	0			144	168	0.090	0.105	0.090	
E/B Thru	2	3,200	717	991	8	26			732	1027	0.229	0.321		0.321
E/B Right	1	1,600	155	162	0	0			157	164	0.066	0.051		
W/B Left	1	1,600	130	148	1	5			132	154	0.083	0.097		0.097
W/B Thru	2	3,200	932	828	22	13			963	849	0.301	0.265	0.301	
W/B Right	1	1,600	65	49	0	0			66	49	0.024	0.031		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.604	0.713
									Lost Time:				0.100	0.100
									Total V/C:				0.704	0.813
									Level Of Service:				B	D

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2022
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Florence Avenue

City: Santa Fe Springs

Project No. CCE2021-01

Analyzed By: PBL

File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects with Project Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		AM	PM	AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM				
N/B Left	1	1,600	50	81	-	-	1	4	52	86	0.032	0.054	0.032	0.054
N/B Thru	2	3,200	428	587	14	6	1	3	447	602	0.160	0.249		
N/B Right	-	-	60	191	5	2	-	-	66	195	0.000	0.000		
S/B Left	1	1,600	27	51	-	-	-	-	27	52	0.017	0.032		
S/B Thru	2	3,200	429	604	4	15	3	1	440	626	0.182	0.245	0.182	0.245
S/B Right	-	-	142	155	-	-	-	-	143	157	0.000	0.000		
E/B Left	1	1,600	143	166	-	-	-	-	144	168	0.090	0.105	0.090	
E/B Thru	2	3,200	717	991	8	26	-	-	732	1027	0.229	0.321		0.321
E/B Right	1	1,600	155	162	-	-	4	2	161	166	0.068	0.050		
W/B Left	1	1,600	130	148	1	5	-	-	132	154	0.083	0.097		0.097
W/B Thru	2	3,200	932	828	22	13	-	-	963	849	0.301	0.265	0.301	
W/B Right	1	1,600	65	49	-	-	-	-	66	49	0.024	0.031		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.606	0.716
									Lost Time:				0.100	0.100
									Total V/C:				0.706	0.816
									Level Of Service:				C	D

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
Study Volume Year: 2022
Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
Single Through Lane = 1600 Vehicles Per Hour
Single Turn Lane = 1600 Vehicles Per Hour
Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES:

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Lakeland Road
City: Santa Fe Springs
Project No. CCE2021-01
Analyzed By: PBL
File Name: PR1

Problem Condition: Base 2021 Traffic Volumes (Count Date: 4/6/2021)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		AM	PM	AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM				
N/B Left	1	1,600	40	92					40	92	0.025	0.058	0.025	0.058
N/B Thru	2	3,200	481	671					481	671	0.150	0.210		
N/B Right	1	1,600	33	60					33	60	0.002	0.038		
S/B Left	1	1,600	89	62					89	62	0.056	0.039		
S/B Thru	2	3,200	595	754					595	754	0.186	0.236	0.186	0.236
S/B Right	1	1,600	56	137					56	137	0.005	0.037		
E/B Left	1	1,600	48	78					48	78	0.030	0.049		0.049
E/B Thru	1	1,600	129	141					129	141	0.081	0.088	0.081	
E/B Right	1	1,600	61	71					61	71	0.013	0.044		
W/B Left	1	1,600	30	71					30	71	0.019	0.044	0.019	
W/B Thru	1	1,600	94	181					94	181	0.059	0.113		0.113
W/B Right	1	1,600	42	59					42	59	0.026	0.037		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.310	0.455
									Lost Time:				0.100	0.100
									Total V/C:				0.410	0.555
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2021
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Lakeland Road

City: Santa Fe Springs

Project No. CCE2021-01

Analyzed By: PBL

File Name: PR1

Problem Condition: Base 2021 Traffic Volumes with Project (Count Date: 4/6/2021)

Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		AM	PM	AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM				
N/B Left	1	1,600	40	92					40	92	0.025	0.058	0.025	0.058
N/B Thru	2	3,200	481	671					481	671	0.150	0.210		
N/B Right	1	1,600	33	60			6	3	39	63	0.004	0.039		
S/B Left	1	1,600	89	62			7	3	96	65	0.060	0.041		
S/B Thru	2	3,200	595	754					595	754	0.186	0.236	0.186	0.236
S/B Right	1	1,600	56	137					56	137	0.005	0.037		
E/B Left	1	1,600	48	78					48	78	0.030	0.049		0.049
E/B Thru	1	1,600	129	141					129	141	0.081	0.088	0.081	
E/B Right	1	1,600	61	71					61	71	0.013	0.044		
W/B Left	1	1,600	30	71			2	7	32	78	0.020	0.049	0.020	
W/B Thru	1	1,600	94	181					94	181	0.059	0.113		0.113
W/B Right	1	1,600	42	59			2	7	44	66	0.028	0.001		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.312	0.455
									Lost Time:				0.100	0.100
									Total V/C:				0.412	0.555
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021

Study Volume Year: 2021

Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour

Single Turn Lane = 1600 Vehicles Per Hour

Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES:

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Lakeland Road

City: Santa Fe Springs

Project No. CCE2021-01

Analyzed By: PBL

File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects without Project
Existing Geometric Configuration

Movement	Available Lanes		Peak		Hour		Volumes				Movement V/C Per Lane		Critical V/C		
			Existing		Cumulative		Project		Study Vol.						
	No.	Cap.	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	
N/B Left	1	1,600	40	92	0	0			40	93	0.025	0.058	0.025	0.058	
N/B Thru	2	3,200	481	671	19	8			505	686	0.158	0.214			
N/B Right	1	1,600	33	60	0	0			33	61	0.002	0.038			
S/B Left	1	1,600	89	62	0	0			90	63	0.056	0.039			
S/B Thru	2	3,200	595	754	5	20			606	782	0.189	0.244	0.189	0.244	
S/B Right	1	1,600	56	137	0	0			57	138	0.005	0.037			
E/B Left	1	1,600	48	78	0	0			48	79	0.030	0.049		0.049	
E/B Thru	1	1,600	129	141	0	0			130	142	0.081	0.089	0.081		
E/B Right	1	1,600	61	71	0	0			62	72	0.013	0.045			
W/B Left	1	1,600	30	71	0	0			30	72	0.019	0.045	0.019		
W/B Thru	1	1,600	94	181	0	0			95	183	0.059	0.114		0.114	
W/B Right	1	1,600	42	59	0	0			42	60	0.027	0.037			
ANALYSIS RESULTS :									Sum Of Critical V/C:					0.315	0.466
									Lost Time:					0.100	0.100
									Total V/C:					0.415	0.566
									Level Of Service:					A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021

Study Volume Year: 2022

Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour

Single Turn Lane = 1600 Vehicles Per Hour

Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES:

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Lakeland Road

City: Santa Fe Springs

Project No. CCE2021-01

Analyzed By: PBL

File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects with Project Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		AM	PM	AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM				
N/B Left	1	1,600	40	92	-	-	-	-	40	93	0.025	0.058	0.158	0.058
N/B Thru	2	3,200	481	671	19	8	-	-	505	686	0.158	0.214		
N/B Right	1	1,600	33	60	-	-	6	3	39	64	0.004	0.040	0.061	0.244
S/B Left	1	1,600	89	62	-	-	7	3	97	66	0.061	0.041		
S/B Thru	2	3,200	595	754	5	20	-	-	606	782	0.189	0.244	0.005	0.037
S/B Right	1	1,600	56	137	-	-	-	-	57	138	0.005	0.037		
E/B Left	1	1,600	48	78	-	-	-	-	48	79	0.030	0.049	0.081	0.049
E/B Thru	1	1,600	129	141	-	-	-	-	130	142	0.081	0.089		
E/B Right	1	1,600	61	71	-	-	-	-	62	72	0.013	0.045	0.020	0.114
W/B Left	1	1,600	30	71	-	-	2	7	32	79	0.020	0.049		
W/B Thru	1	1,600	94	181	-	-	-	-	95	183	0.059	0.114	0.028	0.001
W/B Right	1	1,600	42	59	-	-	2	7	44	67	0.028	0.001		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.320	0.466
									Lost Time:				0.100	0.100
									Total V/C:				0.420	0.566
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021

Study Volume Year: 2022

Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour

Single Turn Lane = 1600 Vehicles Per Hour

Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES:

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Imperial Highway
City: Santa Fe Springs
Project No. CCE2021-01
Analyzed By: PBL
File Name: PR1

Problem Condition: Base 2021 Traffic Volumes (Count Date: 4/6/2021)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	35	39					35	39	0.022	0.024	0.179	0.024
N/B Thru	2	3,200	573	491					573	491	0.179	0.153		
N/B Right	1	1,600	166	271					166	271	0.104	0.049		
S/B Left	1	1,600	72	150					72	150	0.045	0.094	0.045	0.255
S/B Thru	2	3,200	416	817					416	817	0.130	0.255		
S/B Right	1	1,600	87	185					87	185	0.054	0.046		
E/B Left	1	1,600	147	111					147	111	0.092	0.069	0.092	0.177
E/B Thru	3	4,800	620	848					620	848	0.129	0.177		
E/B Right	1	1,600	28	58					28	58	0.018	0.012		
W/B Left	1	1,600	171	192					171	192	0.107	0.120	0.184	0.120
W/B Thru	3	4,800	827	707					827	707	0.184	0.152		
W/B Right	-	-	58	23					58	23	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.500	0.576
									Lost Time:				0.100	0.100
									Total V/C:				0.600	0.676
									Level Of Service:				A	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2021
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Imperial Highway City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Base 2021 Traffic Volumes with Project (Count Date: 4/6/2021)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	35	39					35	39	0.022	0.024		0.024
N/B Thru	2	3,200	573	491			3	1	576	492	0.180	0.154	0.180	
N/B Right	1	1,600	166	271					166	271	0.104	0.049		
S/B Left	1	1,600	72	150					72	150	0.045	0.094	0.045	
S/B Thru	2	3,200	416	817			1	3	417	820	0.130	0.256		0.256
S/B Right	1	1,600	87	185			1	4	88	189	0.055	0.048		
E/B Left	1	1,600	147	111			3	2	150	113	0.094	0.071	0.094	
E/B Thru	3	4,800	620	848					620	848	0.129	0.177		0.177
E/B Right	1	1,600	28	58					28	58	0.018	0.012		
W/B Left	1	1,600	171	192					171	192	0.107	0.120		0.120
W/B Thru	3	4,800	827	707					827	707	0.184	0.152	0.184	
W/B Right	-	-	58	23					58	23	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.503	0.577
									Lost Time:				0.100	0.100
									Total V/C:				0.603	0.677
									Level Of Service:				A	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2021
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Imperial Highway City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects without Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM		
N/B Left	1	1,600	35	39	0	0			35	39	0.022	0.025	0.187	0.025
N/B Thru	2	3,200	573	491	19	8			598	504	0.187	0.157		
N/B Right	1	1,600	166	271	0	0			168	274	0.105	0.050		
S/B Left	1	1,600	72	150	0	0			73	152	0.045	0.095	0.045	0.264
S/B Thru	2	3,200	416	817	5	20			425	845	0.133	0.264		
S/B Right	1	1,600	87	185	0	0			88	187	0.055	0.047		
E/B Left	1	1,600	147	111	0	0			148	112	0.093	0.070	0.093	0.180
E/B Thru	3	4,800	620	848	3	9			629	865	0.131	0.180		
E/B Right	1	1,600	28	58	0	0			28	59	0.018	0.012		
W/B Left	1	1,600	171	192	0	0			173	194	0.108	0.121	0.188	0.121
W/B Thru	3	4,800	827	707	9	4			844	718	0.188	0.154		
W/B Right	-	-	58	23	0	0			59	23	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.513	0.590
									Lost Time:				0.100	0.100
									Total V/C:				0.613	0.690
									Level Of Service:				B	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2022
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Bloomfield Avenue and Imperial Highway City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects with Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		AM	PM	AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM				
N/B Left	1	1,600	35	39	-	-	-	-	35	39	0.022	0.025	0.188	0.025
N/B Thru	2	3,200	573	491	19	8	3	1	601	505	0.188	0.158		
N/B Right	1	1,600	166	271	-	-	-	-	168	274	0.105	0.050	0.045	0.265
S/B Left	1	1,600	72	150	-	-	-	-	73	152	0.045	0.095		
S/B Thru	2	3,200	416	817	5	20	1	3	426	848	0.133	0.265	0.056	0.048
S/B Right	1	1,600	87	185	-	-	1	4	89	191	0.056	0.048		
E/B Left	1	1,600	147	111	-	-	3	2	151	114	0.095	0.071	0.095	0.180
E/B Thru	3	4,800	620	848	3	9	-	-	629	865	0.131	0.180		
E/B Right	1	1,600	28	58	-	-	-	-	28	59	0.018	0.012	0.108	0.121
W/B Left	1	1,600	171	192	-	-	-	-	173	194	0.108	0.121		
W/B Thru	3	4,800	827	707	9	4	-	-	844	718	0.188	0.154	0.188	0.121
W/B Right	-	-	58	23	-	-	-	-	59	23	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.516	0.591
									Lost Time:				0.100	0.100
									Total V/C:				0.616	0.691
									Level Of Service:				B	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2022
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Florence Avenue

City: Santa Fe Springs

Project No. CCE2021-01

Analyzed By: PBL

File Name: PR1

Problem Condition: Base 2021 Traffic Volumes (Count Date: 4/1/2021)

Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	112	99					112	99	0.070	0.062	0.070	0.062
N/B Thru	2	3,200	274	372					274	372	0.086	0.116		
N/B Right	1	1,600	33	88					33	88	0.021	0.028		
S/B Left	1	1,600	17	41					17	41	0.011	0.026		
S/B Thru	2	3,200	255	407					255	407	0.092	0.147	0.092	0.147
S/B Right	-	-	38	63					38	63	0.000	0.000		
E/B Left	1	1,600	71	35					71	35	0.044	0.022	0.044	
E/B Thru	2	3,200	573	1037					573	1037	0.179	0.324		0.324
E/B Right	1	1,600	97	104					97	104	0.061	0.003		
W/B Left	1	1,600	53	43					53	43	0.033	0.027		0.027
W/B Thru	2	3,200	913	790					913	790	0.285	0.247	0.285	
W/B Right	1	1,600	41	19					41	19	0.015	0.012		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.491	0.560
									Lost Time:				0.100	0.100
									Total V/C:				0.591	0.660
									Level Of Service:				A	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021

Study Volume Year: 2021

Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour

Single Turn Lane = 1600 Vehicles Per Hour

Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES:

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Florence Avenue

City: Santa Fe Springs

Project No. CCE2021-01

Analyzed By: PBL

File Name: PR1

Problem Condition: Base 2021 Traffic Volumes with Project (Count Date: 4/6/2021)

Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	112	99					112	99	0.070	0.062	0.070	0.062
N/B Thru	2	3,200	274	372			1	3	275	375	0.086	0.117		
N/B Right	1	1,600	33	88			1	3	34	91	0.021	0.029		
S/B Left	1	1,600	17	41					17	41	0.011	0.026		
S/B Thru	2	3,200	255	407			3	1	258	408	0.093	0.147	0.093	0.147
S/B Right	-	-	38	63					38	63	0.000	0.000		
E/B Left	1	1,600	71	35					71	35	0.044	0.022	0.044	
E/B Thru	2	3,200	573	1037					573	1037	0.179	0.324		0.324
E/B Right	1	1,600	97	104					97	104	0.061	0.003		
W/B Left	1	1,600	53	43			3	1	56	44	0.035	0.028		0.028
W/B Thru	2	3,200	913	790					913	790	0.285	0.247	0.285	
W/B Right	1	1,600	41	19					41	19	0.015	0.012		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.492	0.561
									Lost Time:				0.100	0.100
									Total V/C:				0.592	0.661
									Level Of Service:				A	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021

Study Volume Year: 2021

Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour

Single Turn Lane = 1600 Vehicles Per Hour

Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES:

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Florence Avenue

City: Santa Fe Springs

Project No. CCE2021-01

Analyzed By: PBL

File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects without Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM		
N/B Left	1	1,600	112	99	0	0			113	100	0.071	0.062	0.071	0.062
N/B Thru	2	3,200	274	372	5	2			282	378	0.088	0.118		
N/B Right	1	1,600	33	88	0	0			33	89	0.021	0.028		
S/B Left	1	1,600	17	41	0	0			17	41	0.011	0.026		
S/B Thru	2	3,200	255	407	1	5			259	416	0.093	0.151	0.093	0.151
S/B Right	-	-	38	63	1	5			39	69	0.000	0.000		
E/B Left	1	1,600	71	35	5	2			77	37	0.048	0.023	0.048	
E/B Thru	2	3,200	573	1037	8	26			587	1073	0.183	0.335		0.335
E/B Right	1	1,600	97	104	0	0			98	105	0.061	0.003		
W/B Left	1	1,600	53	43	0	0			54	43	0.033	0.027		0.027
W/B Thru	2	3,200	913	790	22	13			944	811	0.295	0.253	0.295	
W/B Right	1	1,600	41	19	0	0			41	19	0.015	0.012		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.507	0.577
									Lost Time:				0.100	0.100
									Total V/C:				0.607	0.677
									Level Of Service:				B	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
Study Volume Year: 2022
Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
Single Through Lane = 1600 Vehicles Per Hour
Single Turn Lane = 1600 Vehicles Per Hour
Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES:

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Florence Avenue

City: Santa Fe Springs

Project No. CCE2021-01

Analyzed By: PBL

File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects with Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		AM	PM	AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM				
N/B Left	1	1,600	112	99	-	-	-	-	113	100	0.071	0.062	0.071	0.062
N/B Thru	2	3,200	274	372	5	2	1	3	283	381	0.088	0.119		
N/B Right	1	1,600	33	88	-	-	1	3	34	92	0.021	0.030		
S/B Left	1	1,600	17	41	-	-	-	-	17	41	0.011	0.026		
S/B Thru	2	3,200	255	407	1	5	3	1	262	417	0.094	0.152	0.094	0.152
S/B Right	-	-	38	63	1	5	-	-	39	69	0.000	0.000		
E/B Left	1	1,600	71	35	5	2	-	-	77	37	0.048	0.023	0.048	
E/B Thru	2	3,200	573	1037	8	26			587	1073	0.183	0.335		0.335
E/B Right	1	1,600	97	104	-	-	-	-	98	105	0.061	0.003		
W/B Left	1	1,600	53	43	-	-	3	1	57	44	0.035	0.028		0.028
W/B Thru	2	3,200	913	790	22	13	-	-	944	811	0.295	0.253	0.295	
W/B Right	1	1,600	41	19	-	-	-	-	41	19	0.015	0.012		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.508	0.577
									Lost Time:				0.100	0.100
									Total V/C:				0.608	0.677
									Level Of Service:				B	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
Study Volume Year: 2022
Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
Single Through Lane = 1600 Vehicles Per Hour
Single Turn Lane = 1600 Vehicles Per Hour
Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES:

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Lakeland Road City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Base 2021 Traffic Volumes (Count Date: 4/1/2021)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	76	81					76	81	0.048	0.051	0.048	0.051
N/B Thru	2	3,200	400	441					400	441	0.125	0.138		
N/B Right	1	1,600	10	17					10	17	0.006	0.011		
S/B Left	1	1,600	24	25					24	25	0.015	0.016		
S/B Thru	2	3,200	340	482					340	482	0.106	0.151	0.106	0.151
S/B Right	1	1,600	56	55					56	55	0.018	0.034		
E/B Left	1	1,600	27	58					27	58	0.017	0.036	0.017	
E/B Thru	1	1,600	65	150					65	150	0.041	0.094		0.094
E/B Right	1	1,600	39	99					39	99	0.024	0.011		
W/B Left	1	1,600	13	26					13	26	0.008	0.016		0.016
W/B Thru	1	1,600	84	111					84	111	0.053	0.069	0.053	
W/B Right	1	1,600	49	40					49	40	0.016	0.009		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.223	0.311
									Lost Time:				0.100	0.100
									Total V/C:				0.323	0.411
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2021
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Lakeland Road City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Base 2021 Traffic Volumes with Project (Count Date: 4/6/2021)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	76	81					76	81	0.048	0.051	0.048	0.051
N/B Thru	2	3,200	400	441					400	441	0.125	0.138		
N/B Right	1	1,600	10	17					10	17	0.006	0.011		
S/B Left	1	1,600	24	25					24	25	0.015	0.016		
S/B Thru	2	3,200	340	482					340	482	0.106	0.151	0.106	0.151
S/B Right	1	1,600	56	55			6	2	62	57	0.021	0.036		
E/B Left	1	1,600	27	58			2	6	29	64	0.018	0.040	0.018	
E/B Thru	1	1,600	65	150					65	150	0.041	0.094		0.094
E/B Right	1	1,600	39	99					39	99	0.024	0.011		
W/B Left	1	1,600	13	26					13	26	0.008	0.016		0.016
W/B Thru	1	1,600	84	111					84	111	0.053	0.069	0.053	
W/B Right	1	1,600	49	40					49	40	0.016	0.009		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.224	0.311
									Lost Time:				0.100	0.100
									Total V/C:				0.324	0.411
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2021
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Lakeland Road City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects without Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	76	81	0	0			77	82	0.048	0.051	0.048	0.051
N/B Thru	2	3,200	400	441	5	2			409	447	0.128	0.140		
N/B Right	1	1,600	10	17	0	0			10	17	0.006	0.011		
S/B Left	1	1,600	24	25	0	0			24	25	0.015	0.016		
S/B Thru	2	3,200	340	482	1	5			344	492	0.108	0.154	0.108	0.154
S/B Right	1	1,600	56	55	0	0			57	56	0.018	0.035		
E/B Left	1	1,600	27	58	0	0			27	59	0.017	0.037	0.017	
E/B Thru	1	1,600	65	150	0	0			66	152	0.041	0.095		0.095
E/B Right	1	1,600	39	99	0	0			39	100	0.025	0.011		
W/B Left	1	1,600	13	26	0	0			13	26	0.008	0.016		0.016
W/B Thru	1	1,600	84	111	0	0			85	112	0.053	0.070	0.053	
W/B Right	1	1,600	49	40	0	0			49	40	0.016	0.009		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.226	0.316
									Lost Time:				0.100	0.100
									Total V/C:				0.326	0.416
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2022
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Lakeland Road City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects with Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		AM	PM	AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM				
N/B Left	1	1,600	76	81	-	-	-	-	77	82	0.048	0.051	0.048	0.051
N/B Thru	2	3,200	400	441	5	2	-	-	409	447	0.128	0.140		
N/B Right	1	1,600	10	17	-	-	-	-	10	17	0.006	0.011		
S/B Left	1	1,600	24	25	-	-	-	-	24	25	0.015	0.016		
S/B Thru	2	3,200	340	482	1	5	-	-	344	492	0.108	0.154	0.108	0.154
S/B Right	1	1,600	56	55	-	-	6	2	63	58	0.021	0.036		
E/B Left	1	1,600	27	58	-	-	2	6	29	65	0.018	0.040	0.018	
E/B Thru	1	1,600	65	150	-	-	-	-	66	152	0.041	0.095		0.095
E/B Right	1	1,600	39	99	-	-	-	-	39	100	0.025	0.011		
W/B Left	1	1,600	13	26	-	-	-	-	13	26	0.008	0.016		0.016
W/B Thru	1	1,600	84	111	-	-	-	-	85	112	0.053	0.070	0.053	
W/B Right	1	1,600	49	40	-	-	-	-	49	40	0.016	0.009		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.227	0.316
									Lost Time:				0.100	0.100
									Total V/C:				0.327	0.416
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2022
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Imperial Highway City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Base 2021 Traffic Volumes (Count Date: 4/1/2021)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	48	65					48	65	0.030	0.041	0.030	0.041
N/B Thru	1	1,600	24	34					24	34	0.015	0.021		
N/B Right	1	1,600	10	14					10	14	0.006	0.009		
S/B Left	1	1,600	149	218					149	218	0.093	0.136		
S/B Thru	1	1,600	30	39					30	39	0.097	0.131	0.097	0.131
S/B Right	-	-	125	171					125	171	0.000	0.000		
E/B Left	1	1,600	153	147					153	147	0.096	0.092	0.096	0.092
E/B Thru	3	4,800	682	1254					682	1254	0.151	0.265		
E/B Right	-	-	42	17					42	17	0.000	0.000		
W/B Left	1	1,600	13	15					13	15	0.008	0.009		
W/B Thru	3	4,800	1163	1032					1163	1032	0.267	0.242	0.267	0.242
W/B Right	-	-	120	131					120	131	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.490	0.506
									Lost Time:				0.100	0.100
									Total V/C:				0.590	0.606
									Level Of Service:				A	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2021
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Imperial Highway City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Base 2021 Traffic Volumes with Project (Count Date: 4/6/2021)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	48	65					48	65	0.030	0.041	0.030	0.041
N/B Thru	1	1,600	24	34					24	34	0.015	0.021		
N/B Right	1	1,600	10	14					10	14	0.006	0.009		
S/B Left	1	1,600	149	218			2	6	151	224	0.094	0.140		
S/B Thru	1	1,600	30	39					30	39	0.097	0.131	0.097	0.131
S/B Right	-	-	125	171					125	171	0.000	0.000		
E/B Left	1	1,600	153	147					153	147	0.096	0.092	0.096	0.092
E/B Thru	3	4,800	682	1254					682	1254	0.151	0.265		
E/B Right	-	-	42	17					42	17	0.000	0.000		
W/B Left	1	1,600	13	15					13	15	0.008	0.009		
W/B Thru	3	4,800	1163	1032			6	2	1163	1032	0.269	0.243	0.269	0.243
W/B Right	-	-	120	131					126	133	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.491	0.506
									Lost Time:				0.100	0.100
									Total V/C:				0.591	0.606
									Level Of Service:				A	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2021
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
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Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Imperial Highway City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects without Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1	1,600	48	65	0	0			48	66	0.030	0.041	0.030	0.041
N/B Thru	1	1,600	24	34	0	0			24	34	0.015	0.021		
N/B Right	1	1,600	10	14	0	0			10	14	0.006	0.009		
S/B Left	1	1,600	149	218	1	5			151	225	0.095	0.141		
S/B Thru	1	1,600	30	39	0	0			30	39	0.098	0.133	0.098	0.133
S/B Right	-	-	125	171	0	0			126	173	0.000	0.000		
E/B Left	1	1,600	153	147	0	0			155	148	0.097	0.093	0.097	0.093
E/B Thru	3	4,800	682	1254	3	9			692	1276	0.153	0.269		
E/B Right	-	-	42	17	0	0			42	17	0.000	0.000		
W/B Left	1	1,600	13	15	0	0			13	15	0.008	0.009		
W/B Thru	3	4,800	1163	1032	9	4			1184	1046	0.273	0.246	0.273	0.246
W/B Right	-	-	120	131	5	2			126	134	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.498	0.512
									Lost Time:				0.100	0.100
									Total V/C:				0.598	0.612
									Level Of Service:				A	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2022
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Shoemaker Avenue and Imperial Highway City: Santa Fe Springs
 Project No. CCE2021-01 Analyzed By: PBL File Name: PR1

Problem Condition: Future 2022 Traffic Volumes & Cumulative Projects with Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C	
	No.	Cap.	Existing		Cumulative		Project		Study Vol.		AM	PM	AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM				
N/B Left	1	1,600	48	65	-	-	-	-	48	66	0.030	0.041	0.030	0.041
N/B Thru	1	1,600	24	34	-	-	-	-	24	34	0.015	0.021		
N/B Right	1	1,600	10	14	-	-	-	-	10	14	0.006	0.009		
S/B Left	1	1,600	149	218	1	5	2	6	153	231	0.096	0.144		
S/B Thru	1	1,600	30	39	-	-	-	-	30	39	0.098	0.133	0.098	0.133
S/B Right	-	-	125	171	-	-	-	-	126	173	0.000	0.000		
E/B Left	1	1,600	153	147	-	-	-	-	155	148	0.097	0.093	0.097	0.093
E/B Thru	3	4,800	682	1254	3	9	-	-	692	1276	0.153	0.269		
E/B Right	-	-	42	17	-	-	-	-	42	17	0.000	0.000		
W/B Left	1	1,600	13	15	-	-	-	-	13	15	0.008	0.009		
W/B Thru	3	4,800	1163	1032	9	4	-	-	1184	1046	0.274	0.246	0.274	0.246
W/B Right	-	-	120	131	5	2	6	2	132	136	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.499	0.513
									Lost Time:				0.100	0.100
									Total V/C:				0.599	0.613
									Level Of Service:				A	B

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2021
 Study Volume Year: 2022
 Annual Growth Factor: 1.00 Percent

LOS Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	Level Of Service
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

Attachment 5: Staff Presentation to the Planning Commission – July 12, 2021

Planning Commission Meeting



7/12/2021

Development Plan Approval Case No. 980



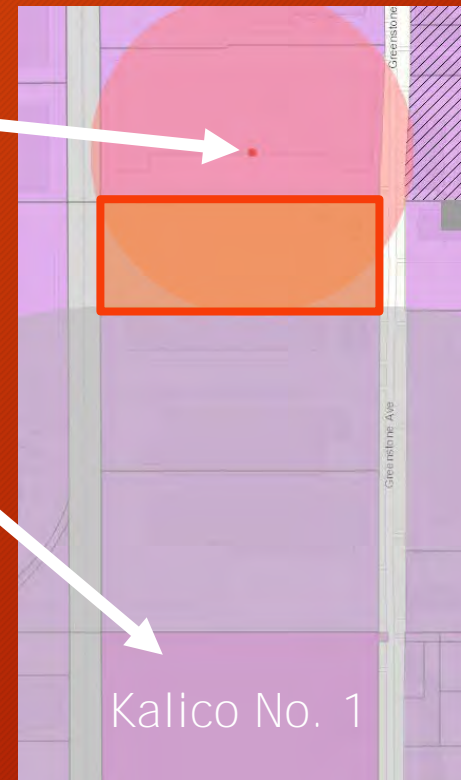
- 11401 Greenstone Avenue
- Land Use Designation: Industrial
- Zoning: M-2 (Heavy Manufacturing)
- Applicant: Greenstone SFS, LLC

Background

- September 2004 –
 - Planning Commission approved Zone Variance Case No. 66
 - To allow an open storage yard on property greater than 1-acre.
 - For the past 17 years, the property has been leased to JB Hunt Transport, Inc. for the open storage of empty truck trailers.

Background

- The subject property is located with the City's Methane Zone
 - Within 500 feet of an oil well
 - Within 1,000 feet of a former landfill



Existing Conditions – 7/8/2021



Existing Conditions – 7/8/2021



Request

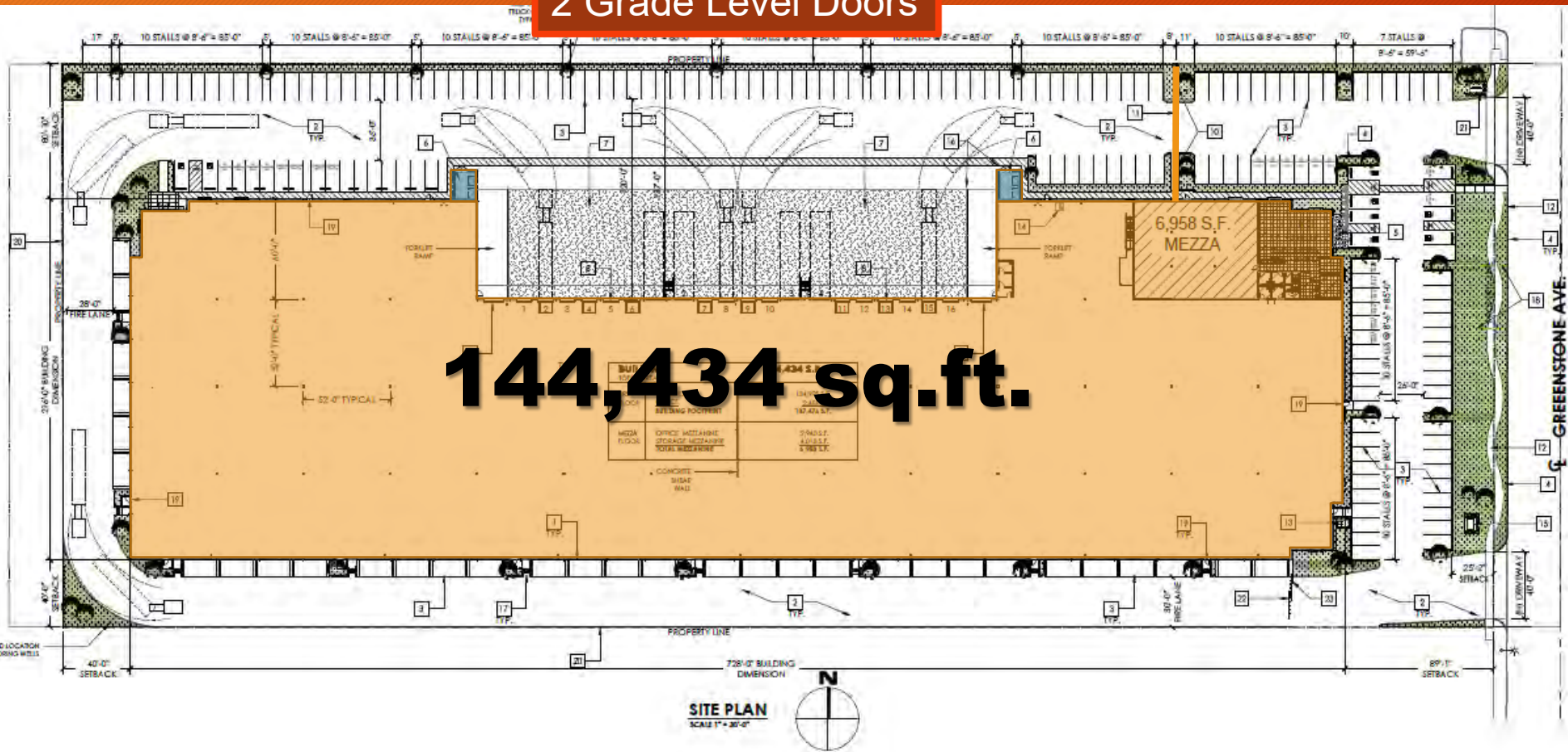
- To allow the construction of a new $\pm 144,434$ sq. ft. concrete tilt-up industrial building and related improvements.



Site Plan

18 Loading Doors
16 Dock High Doors
2 Grade Level Doors


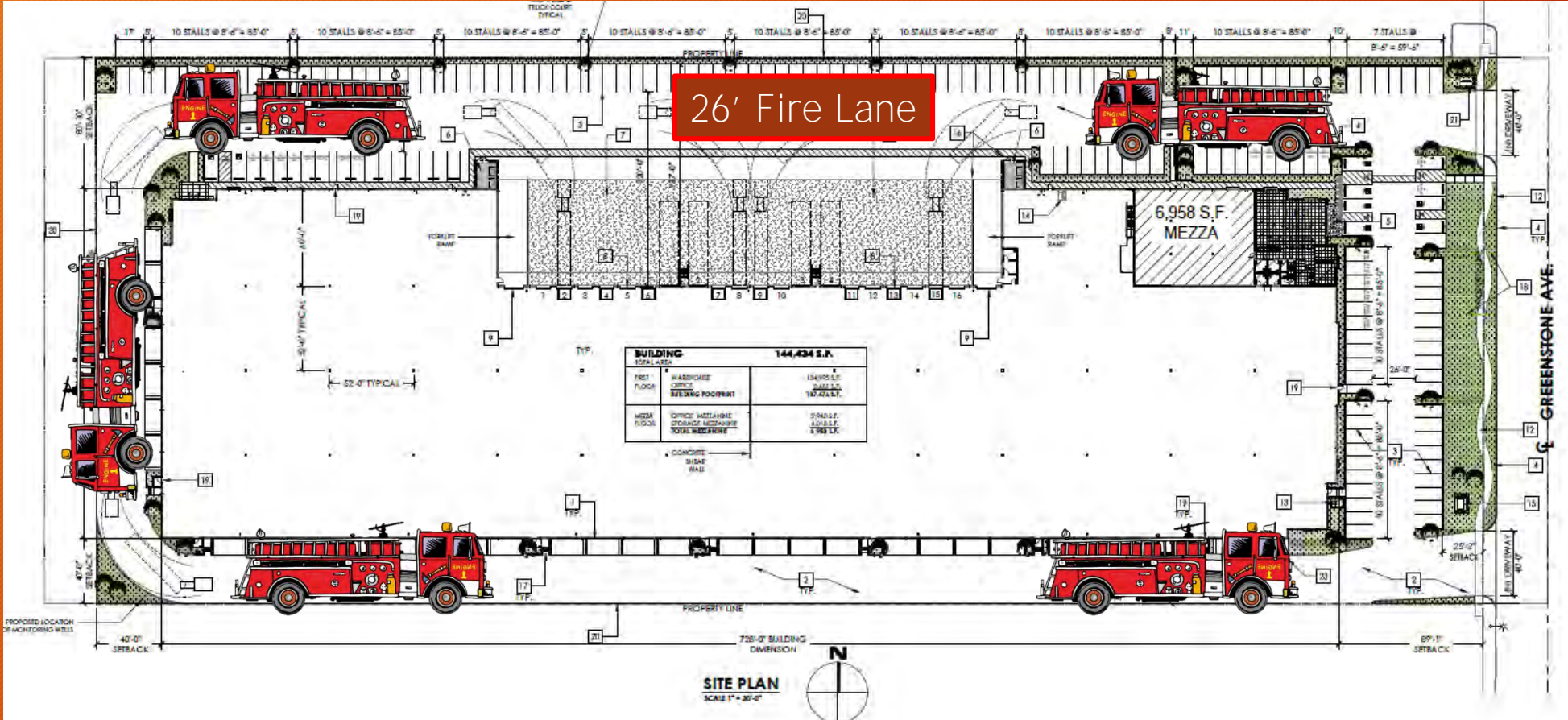
14' Screen Wall
10' Sliding Gate w/ Screen




Parking (Multi-Tenant):
Required - 205 stalls
Provided - 205 stalls

Landscaping:
Required - 12,145 sq.ft.
Provided - 17,425 sq.ft.

Driveways and Circulation

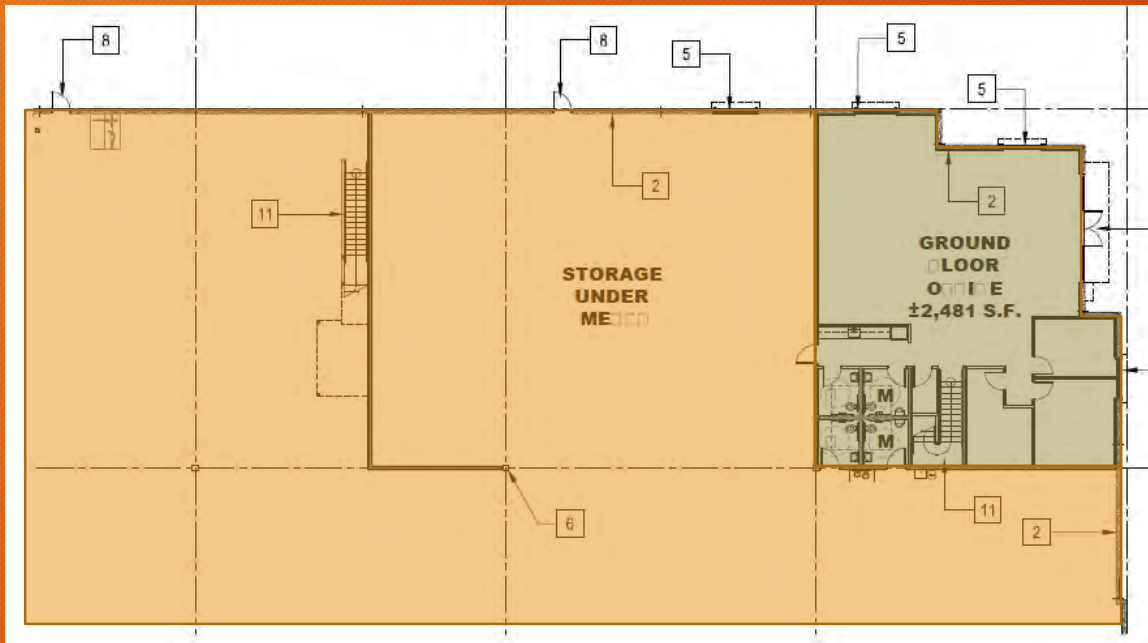


40'



40'

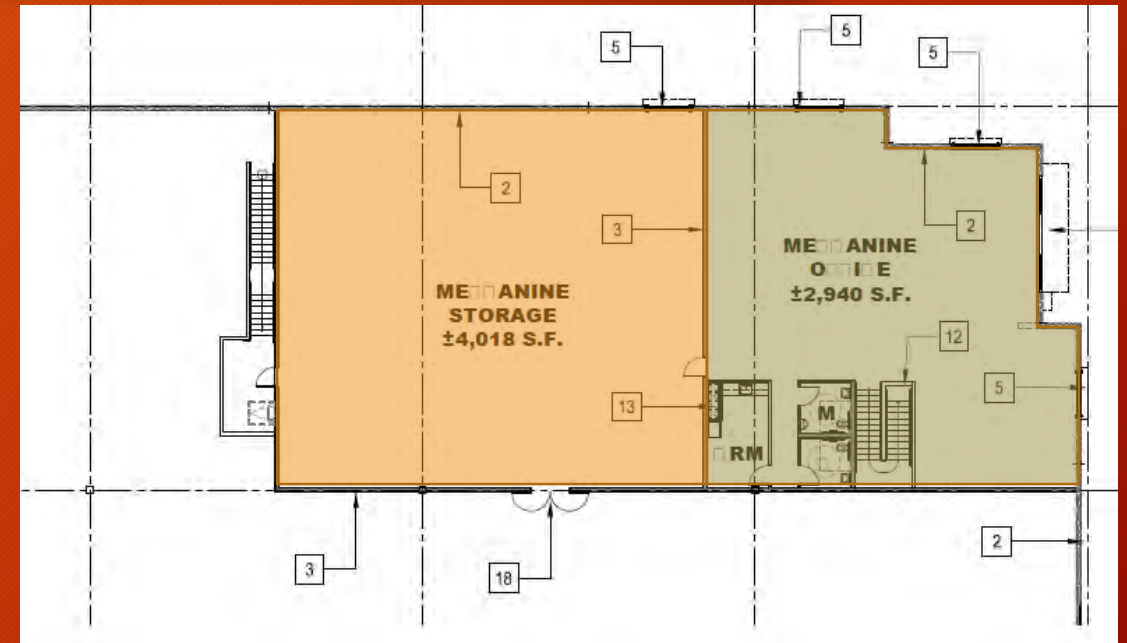
Floor Plan



FIRST FLOOR:

WAREHOUSE – 134,995 SQ. FT.

OFFICE – 2,481 SQ. FT.



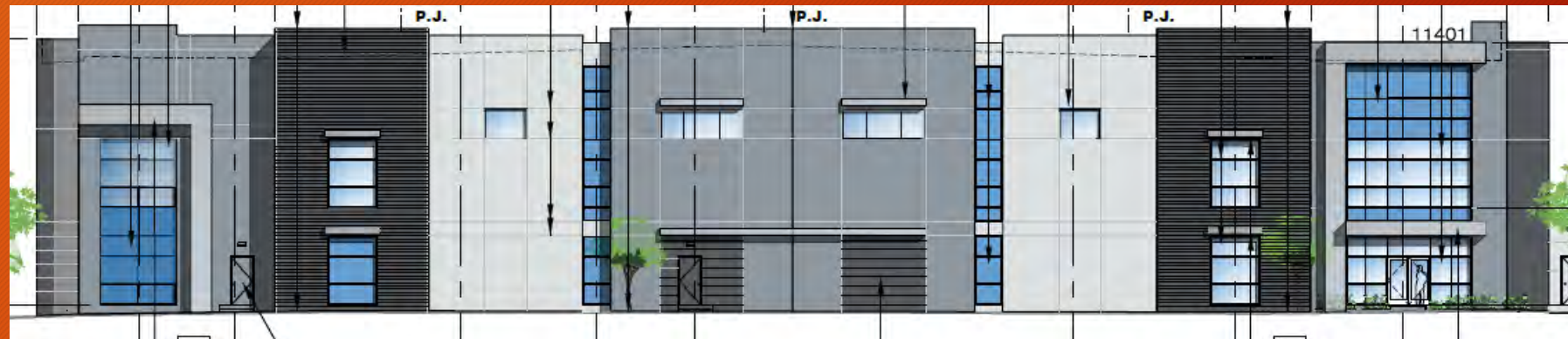
MEZZANINE:

STORAGE – 4,018 SQ. FT.

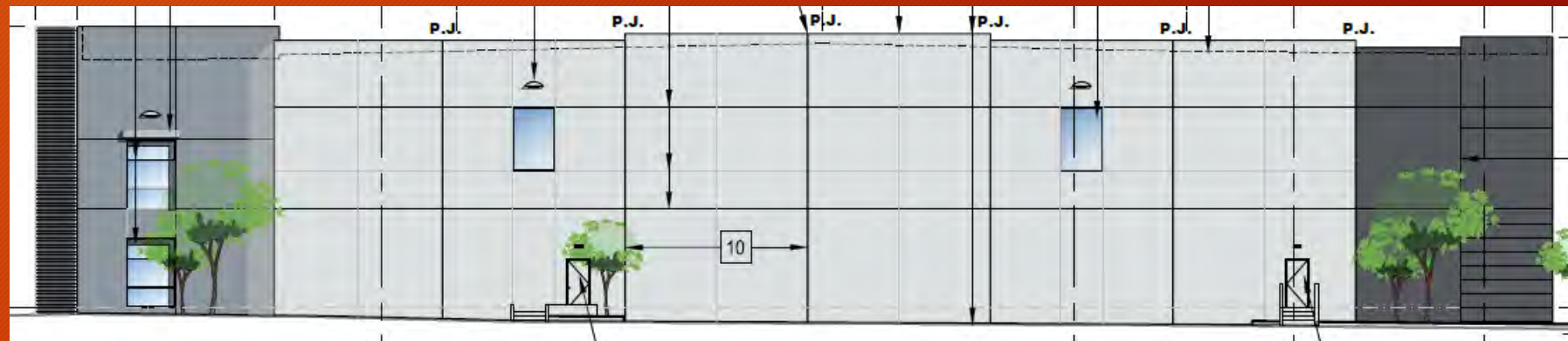
OFFICE – 2,940 SQ. FT.

Elevations

East



West



Elevations

North



South



Rendering



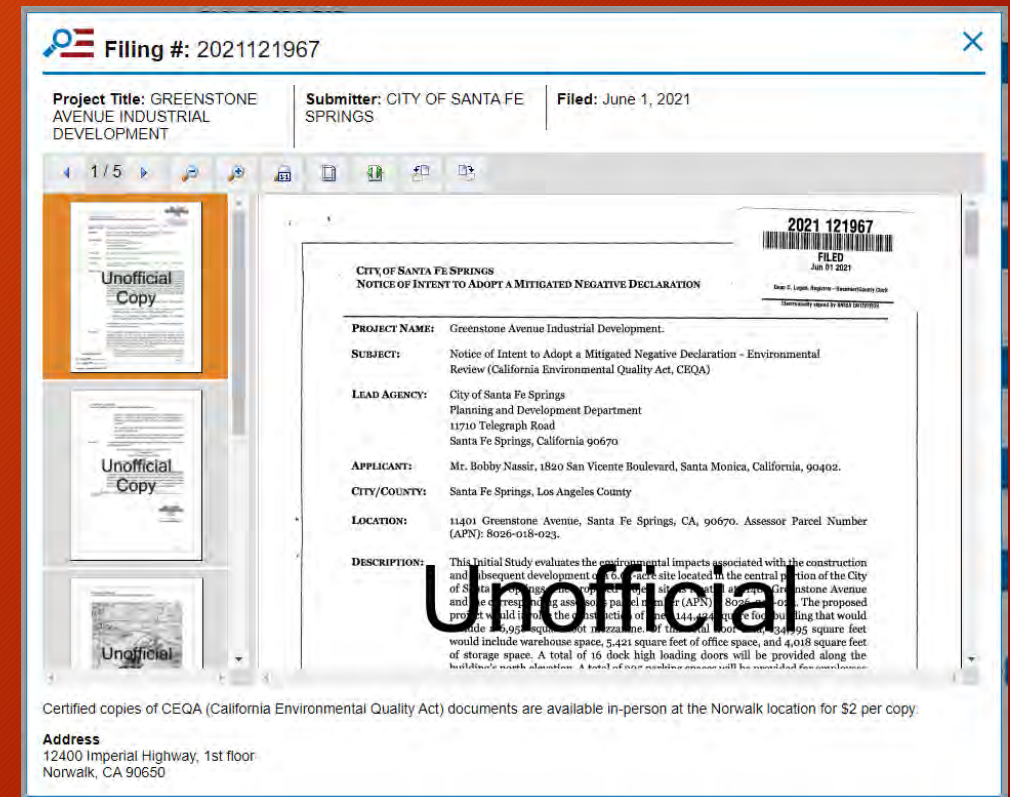
GREENSTONE INDUSTRIAL

Environmental Review (CEQA)

- One environmental document was prepared for the project (DPA 980).
- IS/MND prepared by Blodgett / Baylosis Environmental Planning.
- Total of 4 proposed mitigation measures.
 - Cultural Resources, Hazardous Materials, and Tribal Cultural Resources.
- Mitigation Monitoring and Reporting Program (MMRP) was prepared.
- Emailed to Commissioners on 6/7/2021.
- Traffic Impact Analysis prepared by Crown City Engineers, Inc.

Environmental Review (CEQA)

- IS/MND - circulated for required 20-day public review and comment period.
- June 1, 2021 through June 21, 2021.
- No comments/inquiries received to date.



The screenshot shows a public filing portal for CEQA documents. The top header displays the filing number 2021121967. Below this, the project title is 'GREENSTONE AVENUE INDUSTRIAL DEVELOPMENT', the submitter is 'CITY OF SANTA FE SPRINGS', and the filing date is 'June 1, 2021'. The main content area shows a list of documents on the left, with the first one highlighted as 'Unofficial Copy'. The right side displays the details of the selected document, which is a 'NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION' from the City of Santa Fe Springs. The document includes fields for Project Name, Subject, Lead Agency, Applicant, City/County, Location, and Description. The description states that the project involves the construction and subsequent development of a 16-acre site located in the central portion of the City of Santa Fe Springs. The project would include the construction of a 144,000 square foot building that would include warehouse space, 5,421 square feet of office space, and 4,018 square feet of storage space. A total of 16 dock high loading doors will be provided along the building's north elevation. A total of 1,000 parking spaces will be provided for customers.

Filing #: 2021121967

Project Title: GREENSTONE AVENUE INDUSTRIAL DEVELOPMENT

Submitter: CITY OF SANTA FE SPRINGS

Filed: June 1, 2021

1 / 5

Unofficial Copy

2021 121967
FILED
Jun 01 2021

CITY OF SANTA FE SPRINGS
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Greenstone Avenue Industrial Development.

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)

LEAD AGENCY: City of Santa Fe Springs
Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, California 90670

APPLICANT: Mr. Bobby Nassir, 1820 San Vicente Boulevard, Santa Monica, California, 90402.

CITY/COUNTY: Santa Fe Springs, Los Angeles County

LOCATION: 11401 Greenstone Avenue, Santa Fe Springs, CA, 90670. Assessor Parcel Number (APN): 80226-018-023.

DESCRIPTION: This Initial Study evaluates the environmental impacts associated with the construction and subsequent development of a 16-acre site located in the central portion of the City of Santa Fe Springs. The project would include the construction of a 144,000 square foot building that would include warehouse space, 5,421 square feet of office space, and 4,018 square feet of storage space. A total of 16 dock high loading doors will be provided along the building's north elevation. A total of 1,000 parking spaces will be provided for customers.

Certified copies of CEQA (California Environmental Quality Act) documents are available in-person at the Norwalk location for \$2 per copy.

Address
12400 Imperial Highway, 1st floor
Norwalk, CA 90650

Environmental Review (CEQA) – Traffic

- Traffic Impact Study prepared by Crown City Engineers, Inc.
- Studied 6 key signalized intersections in the general vicinity.
- The average weekday net new peak hour passenger car equivalent (PCE) trips will be approximately 33 PCE trips during the AM peak hour (25 inbound and 8 outbound), and 36 PCE trips during the PM peak hour (10 inbound and 26 outbound).
- Based on the results of the traffic impact analysis, the proposed Greenstone Warehouse project would not significantly impact any of the key intersections analyzed in the surrounding roadway system.
- Per City's records, there are six (6) other related projects located within the one and one half mile radius of the project that will contribute to cumulative traffic volumes with the development of this project.

Public Hearing Notice

Mailed:
June 30, 2021

FILE COPY



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

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING DEVELOPMENT PLAN APPROVAL CASE NO. 980

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

DEVELOPMENT PLAN APPROVAL CASE NO. 980 - A request for approval to allow the construction of a new ± 144,434 sq. ft. concrete tilt-up industrial building and related improvements.

PROJECT SITE: The project site is located at 11401 Greenstone Avenue (APN: 8026-018-023) within the M-2, Heavy Manufacturing, Zone.

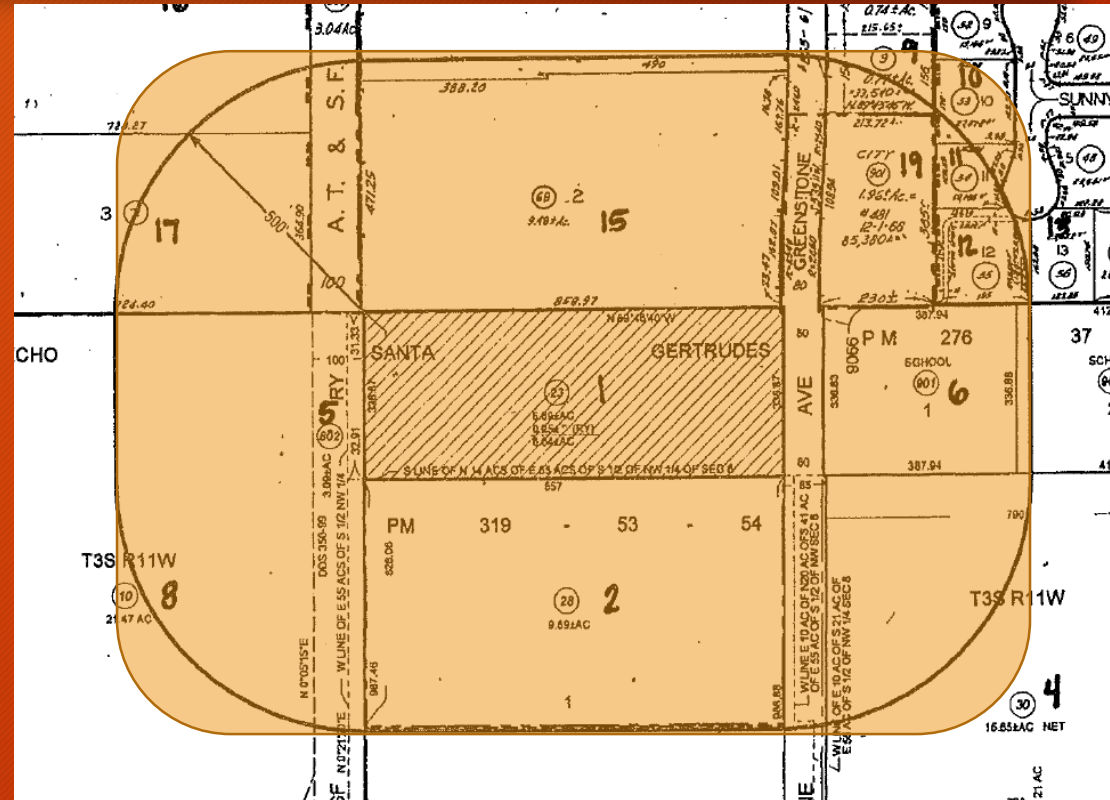
APPLICANT: Bobby Nassir, Greenstone SFS, LLC

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, July 12, 2021 at 6:00 p.m.**

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained Marc Blodgett of Blodgett Baylosis Environmental Planning and Crown City Engineers to prepare the necessary Initial Study/Mitigated Negative Declaration and associated Traffic Study. The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on June 1, 2021. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

ALL INTERESTED PERSONS are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item(s) listed above. It should be noted that if you challenge the afore-mentioned item(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

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



Also posted in:
City Hall, TCH, & Library

Public Hearing Notice

Whittier Daily News

Published in
local newspaper:
July 1, 2021

Advertising Order Confirmation

Ad Number 0011472797-01 Ad Size 4 X 74 Li Color Product

External Ad Number Pick Up Ad Type Legal L

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING DEVELOPMENT PLAN APPROVAL CASE NO. 980

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FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7353, vincevelasco@santafesprings.org.

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

Published: July 1, 2021 **Whittier Daily News** **Ad#11472797**

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Public Hearing Notice - Comment Received

- This morning (7/12/21), Staff received an email from Supporters Alliance for Environmental Responsibility (SAFER) regarding the proposed development.
- Our environmental consultant has provided a response to their statements.

Considerations

- Meets the criteria set forth in Section §155.739 of the Zoning Regulations for the granting of a Development Plan Approval.
- The project involves the construction of a new attractive industrial building on a site that is currently underutilized and developed with a modular office building for a truck trailer storage facility.
- The design of the new concrete tilt-up industrial building provides quality architectural design, as demonstrated by glazing, pop-outs, and variations in height, materials, and color.

Staff Recommendations

- Approve and adopt the proposed environmental documents
 - IS/Mitigated Negative Declaration (IS/MND); and
 - Mitigation Monitoring and reporting Program (MMRP).
- Approve DPA 980
 - Subject to the conditions as stated within the attached Resolutions.
- Adopt Resolution No. 190-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Attachment 6: Comment Letter Received July 12, 2021



T 510.836.4200
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1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

VIA EMAIL AND OVERNIGHT MAIL

July 12, 2021

Ken Arnold, Chairperson
And Honorable Commissioners
Planning Commission
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
planning@santafesprings.org

Vince Velasco, Associate Planner
Planning Department
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
vincevelasco@santafesprings.org

Wayne M. Morrell, Director
Planning Department
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
waynemorrell@santafesprings.org

Janet Martinez, CMC, City Clerk
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
JanetMartinez@santafesprings.org

Re: CEQA and Land Use Notice Request for DPA 980 (Industrial Building at 11401 Greenstone Avenue)

Dear Chairperson Arnold, Planning Commissioners, Mr. Velasco, Mr. Morrell, and Ms. Martinez,

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the proposed development of a 137,000 square foot concrete tilt-up industrial building at 11401 Greenstone Avenue in Santa Fe Springs (DPA 980), proposed by applicant CEG Construction ("Project"). The City of Santa Fe Springs ("City") has prepared a mitigated negative declaration ("MND") for the Project. We request that the City prepare an environmental impact report ("EIR") for the Project because there is a fair argument that the Project may have adverse environmental impacts.

A. Failure to Provide Notice

On April 1, 2021, we send a written notice request letter requesting notice of any document released pursuant to the California Environmental Quality Act ("CEQA"), including any MND, EIR or CEQA exemption. (Exhibit A). The April 2 request was filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government

Code Section 65092, which require local agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body. The City released an MND for the Project on May 21, 2021, but it appears from our records that the City failed to provide us with notice of the MND. As a result, we were denied our right to have at least 20-days to review and comments on the MND. We therefore request that the City continue the Planning Commission hearing for at least 20-days to allow us the right to review and comment on the MND. We reserve the right to file a petition for writ of mandate against the City seeking a writ of mandate to require the City to comply with CEQA's notice requirements.

B. There is a Fair Argument that the Project May Have Adverse Environmental Impacts.

1. Legal Standard.

As the Supreme Court held, "If no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR." (*Communities for a Better Environment v. South Coast Air Quality Management Dist. (ConocoPhillips)* (2010) 48 Cal. 4th 310, 319-320 ("CBE v. SCAQMD"), citing, *No Oil, Inc. v. City of Los Angeles*, 13 Cal.3d at pp. 75, 88; *Brentwood Assn. for No Drilling, Inc. v. City of Los Angeles* (1982) 134 Cal. App. 3d 491, 504-505) "The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." (*Communities for a Better Environment v. Calif. Resources Agency* (2002) 103 Cal. App. 4th 98, 109.)

The EIR is the very heart of CEQA. (*Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1214; *Pocket Protectors v. City of Sacramento* (2004) 124 Cal. App. 4th 903, 927) The EIR is an "environmental 'alarm bell' whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return." *Bakersfield Citizens*, 124 Cal.App.4th at 1220. The EIR also functions as a "document of accountability," intended to "demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action." *Laurel Heights Improvements Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 392. The EIR process "protects not only the environment but also informed self-government." *Pocket Protectors*, 124 Cal.App.4th 927.

An EIR is required if "there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment." Pub. Res. Code § 21080(d) (emphasis added); see also *Pocket Protectors*, 124 Cal.App.4th at 927. In very limited circumstances, an agency may avoid preparing an EIR by issuing a negative declaration, a written statement briefly indicating that a project will have no significant impact thus requiring no EIR (CEQA

Guidelines § 15371), only if there is not even a “fair argument” that the project will have a significant environmental effect. Pub. Res. Code §§ 21100, 21064. Since “[t]he adoption of a negative declaration . . . has a terminal effect on the environmental review process,” by allowing the agency “to dispense with the duty [to prepare an EIR],” negative declarations are allowed only in cases where “the proposed project will not affect the environment at all.” *Citizens of Lake Murray v. San Diego*, 129 Cal.App.3d 436, 440 (1989). CEQA contains a “**preference for resolving doubts in favor of environmental review.**” *Pocket Protectors*, 124 Cal.App.4th at 927 (emphasis in original).

2. There is a Fair Argument that the Project May Have Significant Greenhouse Gas Impacts.

There is a fair argument that the Project will have adverse air quality impacts. The Bay Area Air Quality Management District (“BAAQMD”) has adopted CEQA screening thresholds. (Exhibit B). Although this Project is located within the South Coast Air Quality Management District (“SCAQMD”), the thresholds of the two agencies are similar and SCAQMD has not adopted similar screening thresholds. Therefore, the exceedance of the BAAQMD thresholds establishes a “fair argument” that the Project will also exceed SCAQMD thresholds. The BAAQMD thresholds provide that an industrial building of over 121,000 square feet may have significant greenhouse gas (“GHG”) impacts. The Project is 137,000 square feet, and therefore exceeds this screening threshold. Therefore, there is a fair argument that the Project will have significant GHG impacts that should be analyzed and mitigated in an EIR. Feasible mitigation measures may include installation of solar panels, energy efficiency measures that exceed Title 24 requirements, requirements for electrified forklifts, trucks and other equipment, and many other measures, including measures suggested by the California Attorney General. (Exhibit C).

3. The MND’s Analysis of Energy Impacts is Conclusory and Fails to Provide Substantial Evidence that the Project’s Energy Impacts will be less than Significant.

The MND devoted less than two pages to its energy analysis. (MND, pp. 44-45.) The MND relies on the Project’s compliance with Title 24 regulations to conclude that the impact is less than significant. However, compliance with existing standards does not provide substantial evidence that the Project’s energy impacts are less than significant.

The standard under CEQA is whether the Project would result in wasteful, inefficient, or unnecessary consumption of energy resources. Failing to undertake “an investigation into renewable energy options that might be available or appropriate for a project” violates CEQA. (*California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 213.) Energy conservation under CEQA is defined as the “wise and efficient use of energy.” (CEQA Guidelines, app. F, § I.) The “wise and efficient use

July 12, 2021

DPA 980 (Industrial Building at 11401 Greenstone Avenue)

Page 4 of 2

of energy” is achieved by “(1) decreasing overall per capita energy consumption, (2) decreasing reliance on fossil fuels such as coal, natural gas and oil, and (3) increasing reliance on renewable energy resources.” (*Id.*)

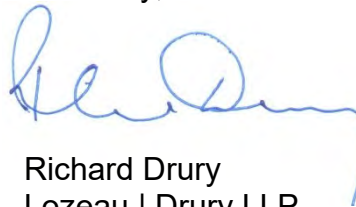
Simply requiring compliance with the California Building Energy Efficiency Standards (Cal.Code Regs., tit. 24, part 6 (Title 24) does not constitute an adequate analysis of energy. (*Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 Cal.App.4th 256, 264-65 (*Ukiah Citizens*).) Similarly, the court in *City of Woodland* held unlawful an energy analysis that relied on compliance with Title 24, that failed to assess transportation energy impacts, and that failed to address renewable energy impacts. (*City of Woodland, supra*, 225 Cal.App.4th at pp. 209-13.) As such, the MND’s reliance on Title 24 compliance does not satisfy the requirements for an adequate discussion of the Project’s energy impacts.

The MND summarily concludes that the Project would not result in the inefficient, wasteful and unnecessary consumption of energy. There is no discussion of the Project’s cost effectiveness in terms of energy requirements. There is no discussion of energy consuming equipment and processes that will be used during the construction or operation of the Project, including the energy necessary to power construction equipment, forklifts, heating, cooling, truck refrigeration units, etc. The Project’s energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, and maintenance were not identified. The effect of the Project on peak and base period demands for electricity has not been addressed. As such, the MND’s conclusions are unsupported by the necessary discussions of the Project’s energy impacts under CEQA.

C. CONCLUSION

For the foregoing reasons, SAFER requests that the City continue the Planning Commission hearing for at least 20-days to provide the legally required public comment period. We also request that the City prepare an environmental impact report (“EIR”) to analyze and mitigate the Project’s significant adverse environmental impacts. Thank you.

Sincerely,



Richard Drury
Lozeau | Drury LLP

EXHIBIT A



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Oakland, CA 94612

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richard@lozeaudrury.com

VIA EMAIL

April 1, 2021

Vince Velasco, Associate Planner
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City of Santa Fe Springs
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Wayne M. Morrell, Director
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Janet Martinez, CMC, City Clerk
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Re: CEQA and Land Use Notice Request for DPA 980 (Industrial Building at 11401 Greenstone Avenue)

Dear Mr. Velasco, Mr. Morrell, and Ms. Martinez,

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the proposed development of a 137,000 square foot concrete tilt-up industrial building at 11401 Greenstone Avenue in Santa Fe Springs (DPA 980), proposed by applicant CEG Construction ("Project").

We hereby request that the City of Santa Fe Springs ("City") send by electronic mail, if possible or U.S. mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report ("EIR") is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
 - Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.

April 1, 2021

CEQA and Land Use Notice Request for DPA 980 (Industrial Building at 11401 Greenstone Avenue)

Page 2 of 2

- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of any addenda prepared to a previously certified or approved EIR.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which require local counties to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

Please send notice by electronic mail or U.S. Mail to:

Richard Drury
Komalpreet Toor
Stacey Osborne
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
richard@lozeaudrury.com
komal@lozeaudrury.com
stacey@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Stacey Osborne
Lozeau | Drury LLP

EXHIBIT B



3. SCREENING CRITERIA

The screening criteria identified in this section are **not thresholds of significance**. The Air District developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions. These screening levels are generally representative of new development on greenfield sites without any form of mitigation measures taken into consideration. In addition, the screening criteria in this section do not account for project design features, attributes, or local development requirements that could also result in lower emissions. For projects that are mixed-use, infill, and/or proximate to transit service and local services, emissions would be less than the greenfield type project that these screening criteria are based on.

If a project includes emissions from stationary source engines (e.g., back-up generators) and industrial sources subject to Air District Rules and Regulations, the screening criteria should not be used. The project's stationary source emissions should be analyzed separately from the land use-related indirect mobile- and area-source emissions. Stationary-source emissions are not included in the screening estimates given below and, for criteria pollutants, must be added to the indirect mobile- and area-source emissions generated by the land use development and compared to the appropriate Thresholds of Significance. Greenhouse gas emissions from permitted stationary sources should not be combined with operational emissions, but compared to a separate stationary source greenhouse gas threshold.

3.1. OPERATIONAL-RELATED IMPACTS

3.1.1. Criteria Air Pollutants and Precursors

The screening criteria developed for criteria pollutants and precursors were derived using the default assumptions used by the Urban Land Use Emissions Model (URBEMIS). If the project has sources of emissions not evaluated in the URBEMIS program the screening criteria should not be used. If the project meets the screening criteria in Table 3-1, the project would not result in the generation of operational-related criteria air pollutants and/or precursors that exceed the *Thresholds of Significance* shown in Table 2-2. Operation of the proposed project would therefore result in a less-than-significant cumulative impact to air quality from criteria air pollutant and precursor emissions.

3.1.2. Greenhouse Gases

The screening criteria developed for greenhouse gases were derived using the default emission assumptions in URBEMIS and using off-model GHG estimates for indirect emissions from electrical generation, solid waste and water conveyance. If the project has other significant sources of GHG emissions not accounted for in the methodology described above, then the screening criteria should not be used. Projects below the applicable screening criteria shown in Table 3-1 would not exceed the 1,100 MT of CO₂e/yr GHG threshold of significance for projects other than permitted stationary sources.

If a project, including stationary sources, is located in a community with an adopted qualified GHG Reduction Strategy, the project may be considered less than significant if it is consistent with the GHG Reduction Strategy. A project must demonstrate its consistency by identifying and implementing all applicable feasible measures and policies from the GHG Reduction Strategy into the project.



**Table 3-1
Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes**

Land Use Type	Operational Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction-Related Screening Size
Single-family	325 du (NOX)	56 du	114 du (ROG)
Apartment, low-rise	451 du (ROG)	78 du	240 du (ROG)
Apartment, mid-rise	494 du (ROG)	87 du	240 du (ROG)
Apartment, high-rise	510 du (ROG)	91 du	249 du (ROG)
Condo/townhouse, general	451 du (ROG)	78 du	240 du (ROG)
Condo/townhouse, high-rise	511 du (ROG)	92 du	252 du (ROG)
Mobile home park	450 du (ROG)	82 du	114 du (ROG)
Retirement community	487 du (ROG)	94 du	114 du (ROG)
Congregate care facility	657 du (ROG)	143 du	240 du (ROG)
Day-care center	53 ksf (NOX)	11 ksf	277 ksf (ROG)
Elementary school	271 ksf (NOX)	44 ksf	277 ksf (ROG)
Elementary school	2747 students (ROG)	-	3904 students (ROG)
Junior high school	285 ksf (NOX)	-	277 ksf (ROG)
Junior high school	2460 students (NOX)	46 ksf	3261 students (ROG)
High school	311 ksf (NOX)	49 ksf	277 ksf (ROG)
High school	2390 students (NOX)	-	3012 students (ROG)
Junior college (2 years)	152 ksf (NOX)	28 ksf	277 ksf (ROG)
Junior college (2 years)	2865 students (ROG)	-	3012 students (ROG)
University/college (4 years)	1760 students (NOX)	320 students	3012 students (ROG)
Library	78 ksf (NOX)	15 ksf	277 ksf (ROG)
Place of worship	439 ksf (NOX)	61 ksf	277 ksf (ROG)
City park	2613 acres (ROG)	600 acres	67 acres (PM10)
Racquet club	291 ksf (NOX)	46 ksf	277 ksf (ROG)
Racquetball/health	128 ksf (NOX)	24 ksf	277 ksf (ROG)
Quality restaurant	47 ksf (NOX)	9 ksf	277 ksf (ROG)
High turnover restaurant	33 ksf (NOX)	7 ksf	277 ksf (ROG)
Fast food rest. w/ drive thru	6 ksf (NOX)	1 ksf	277 ksf (ROG)
Fast food rest. w/o drive thru	8 ksf (NOX)	1 ksf	277 ksf (ROG)
Hotel	489 rooms (NOX)	83 rooms	554 rooms (ROG)
Motel	688 rooms (NOX)	106 rooms	554 rooms (ROG)
Free-standing discount store	76 ksf (NOX)	15 ksf	277 ksf (ROG)
Free-standing discount superstore	87 ksf (NOX)	17 ksf	277 ksf (ROG)
Discount club	102 ksf (NOX)	20 ksf	277 ksf (ROG)
Regional shopping center	99 ksf (NOX)	19 ksf	277 ksf (ROG)
Electronic Superstore	95 ksf (NOX)	18 ksf	277 ksf (ROG)
Home improvement superstore	142 ksf (NOX)	26 ksf	277 ksf (ROG)
Strip mall	99 ksf (NOX)	19 ksf	277 ksf (ROG)
Hardware/paint store	83 ksf (NOX)	16 ksf	277 ksf (ROG)
Supermarket	42 ksf (NOX)	8 ksf	277 ksf (ROG)
Convenience market (24 hour)	5 ksf (NOX)	1 ksf	277 ksf (ROG)
Convenience market with gas pumps	4 ksf (NOX)	1 ksf	277 ksf (ROG)
Bank (with drive-through)	17 ksf (NOX)	3 ksf	277 ksf (ROG)
General office building	346 ksf (NOX)	53 ksf	277 ksf (ROG)



Table 3-1
Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes

Land Use Type	Operational Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction-Related Screening Size
Office park	323 ksf (NOX)	50 ksf	277 ksf (ROG)
Government office building	61 ksf (NOX)	12 ksf	277 ksf (ROG)
Government (civic center)	149 ksf (NOX)	27 ksf	277 ksf (ROG)
Pharmacy/drugstore w/ drive through	49 ksf (NOX)	10 ksf	277 ksf (ROG)
Pharmacy/drugstore w/o drive through	48 ksf (NOX)	10 ksf	277 ksf (ROG)
Medical office building	117 ksf (NOX)	22 ksf	277 ksf (ROG)
Hospital	226 ksf (NOX)	39 ksf	277 ksf (ROG)
Hospital	334 beds (NOX)	84 ksf	337 beds (ROG)
Warehouse	864 ksf (NOX)	64 ksf	259 ksf (NOX)
General light industry	541 ksf (NOX)	121 ksf	259 ksf (NOX)
General light industry	72 acres (NOX)	-	11 acres (NOX)
General light industry	1249 employees (NOX)	-	540 employees (NOX)
General heavy industry	1899 ksf (ROG)	-	259 ksf (NOX)
General heavy industry	281 acres (ROG)	-	11 acres (NOX)
Industrial park	553 ksf (NOX)	65 ksf	259 ksf (NOX)
Industrial park	61 acres (NOX)	-	11 acres (NOX)
Industrial park	1154 employees (NOX)	-	577 employees (NOX)
Manufacturing	992 ksf (NOX)	89 ksf	259 ksf (NOX)

Notes: du = dwelling units; ksf = thousand square feet; NO_x = oxides of nitrogen; ROG = reactive organic gases.

Screening levels include indirect and area source emissions. Emissions from engines (e.g., back-up generators) and industrial sources subject to Air District Rules and Regulations embedded in the land uses are not included in the screening estimates and must be added to the above land uses.

Refer to Appendix D for support documentation.

Source: Modeled by EDAW 2009.

3.2. COMMUNITY RISK AND HAZARD IMPACTS

Please refer to Chapter 5 for discussion of screening criteria for local community risk and hazard impacts.

3.3. CARBON MONOXIDE IMPACTS

This preliminary screening methodology provides the Lead Agency with a conservative indication of whether the implementation of the proposed project would result in CO emissions that exceed the *Thresholds of Significance* shown in Table 2-3.

The proposed project would result in a less-than-significant impact to localized CO concentrations if the following screening criteria is met:

1. Project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans.



2. The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour.
3. The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, bridge underpass, natural or urban street canyon, below-grade roadway).

3.4. ODOR IMPACTS

Table 3-3 presents odor screening distances recommended by BAAQMD for a variety of land uses. Projects that would site a new odor source or a new receptor farther than the applicable screening distance shown in Table 3-3 from an existing receptor or odor source, respectively, would not likely result in a significant odor impact. The odor screening distances in Table 3-3 should not be used as absolute screening criteria, rather as information to consider along with the odor parameters and complaint history. Refer to *Chapter 7 Assessing and Mitigating Odor Impacts* for comprehensive guidance on significance determination.

Table 3-3 Odor Screening Distances	
Land Use/Type of Operation	Project Screening Distance
Wastewater Treatment Plant	2 miles
Wastewater Pumping Facilities	1 mile
Sanitary Landfill	2 miles
Transfer Station	1 mile
Composting Facility	1 mile
Petroleum Refinery	2 miles
Asphalt Batch Plant	2 miles
Chemical Manufacturing	2 miles
Fiberglass Manufacturing	1 mile
Painting/Coating Operations	1 mile
Rendering Plant	2 miles
Coffee Roaster	1 mile
Food Processing Facility	1 mile
Confined Animal Facility/Feed Lot/Dairy	1 mile
Green Waste and Recycling Operations	1 mile
Metal Smelting Plants	2 miles
Refer to Appendix D for support documentation.	

Facilities that are regulated by CalRecycle (e.g. landfill, composting, etc.) are required to have Odor Impact Minimization Plans (OIMP) in place and have procedures that establish fence line odor detection thresholds. The Air District recognizes a Lead Agency's discretion under CEQA to use established odor detection thresholds as thresholds of significance for CEQA review for CalRecycle regulated facilities with an adopted OIMP.



3.5. CONSTRUCTION-RELATED IMPACTS

3.5.1. Criteria Air Pollutants and Precursors

This preliminary screening provides the Lead Agency with a conservative indication of whether the proposed project would result in the generation of construction-related criteria air pollutants and/or precursors that exceed the *Thresholds of Significance* shown in Table 2-4.

If all of the following *Screening Criteria* are met, the construction of the proposed project would result in a less-than-significant impact from criteria air pollutant and precursor emissions.

1. The project is below the applicable screening level size shown in Table 3-1; and
2. All *Basic Construction Mitigation Measures* would be included in the project design and implemented during construction; and
3. Construction-related activities would not include any of the following:
 - a. Demolition;
 - b. Simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously);
 - c. Simultaneous construction of more than one land use type (e.g., project would develop residential and commercial uses on the same site) (not applicable to high density infill development);
 - d. Extensive site preparation (i.e., greater than default assumptions used by the Urban Land Use Emissions Model [URBEMIS] for grading, cut/fill, or earth movement); or
 - e. Extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export) requiring a considerable amount of haul truck activity.

3.5.2. Community Risk and Hazards

Chapter 5, *Assessing and Mitigating Local Community Risk and Hazard Impacts*, contains information on screening criteria for local risk and hazards.

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EXHIBIT C

Addressing Climate Change at the Project Level California Attorney General's Office



Under the California Environmental Quality Act (CEQA), local agencies have a very important role to play in California's fight against global warming – one of the most serious environmental effects facing the State today. Local agencies can lead by example in undertaking their own projects, insuring that sustainability is considered at the earliest stages. Moreover, they can help shape private development. Where a project as proposed will have significant global warming related effects, local agencies can require feasible changes or alternatives, and impose enforceable, verifiable, feasible mitigation to substantially lessen those effects. By the sum of their actions and decisions, local agencies will help to move the State away from “business as usual” and toward a low-carbon future.

Included in this document are various measures that may reduce the global warming related impacts at the individual project level. (For more information on actions that local governments can take at the program and general plan level, please visit the Attorney General's webpage, “CEQA, Global Warming, and General Plans” at <http://ag.ca.gov/globalwarming/ceqa/generalplans.php>.)

As appropriate, the measures can be included as design features of a project, required as changes to the project, or imposed as mitigation (whether undertaken directly by the project proponent or funded by mitigation fees). The measures set forth in this package are examples; the list is not intended to be exhaustive. Moreover, the measures cited may not be appropriate for every project. The decision of whether to approve a project – as proposed or with required changes or mitigation – is for the local agency, exercising its informed judgment in compliance with the law and balancing a variety of public objectives.

Mitigation Measures by Category

Energy Efficiency

Incorporate green building practices and design elements.	<p>The California Department of Housing and Community Development's Green Building & Sustainability Resources handbook provides extensive links to green building resources. The handbook is available at http://www.hcd.ca.gov/hpd/green_build.pdf.</p> <p>The American Institute of Architects (AIA) has compiled fifty readily available strategies for reducing fossil fuel use in buildings by fifty percent. AIA “50 to 50” plan is presented in both guidebook and wiki format at http://wiki.aia.org/Wiki%20Pages/Home.aspx.</p>
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<p>Meet recognized green building and energy efficiency benchmarks.</p>	<p>For example, an ENERGY STAR-qualified building uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than comparable, conventional buildings. http://www.energystar.gov/index.cfm?c=business.bus_index.</p> <p>California has over 1600 ENERGY STAR-qualified school, commercial and industrial buildings. View U.S. EPA's list of Energy Star non-residential buildings at http://www.energystar.gov/index.cfm?fuseaction=labeled_buildings locator. Los Angeles and San Francisco top the list of U.S. cities with the most ENERGY STAR non-residential buildings. http://www.energystar.gov/ia/business/downloads/2008_Top_25_cities_chart.pdf.</p> <p>Qualified ENERGY STAR homes must surpass the state's Title 24 energy efficiency building code by at least 15%. Los Angeles, Sacramento, San Diego, and San Francisco-Oakland are among the top 20 markets for ENERGY STAR homes nationwide. http://www.energystar.gov/ia/new_homes/mil_homes/top_20_markets.html. Builders of ENERGY STAR homes can be more competitive in a tight market by providing a higher quality, more desirable product. See http://www.energystar.gov/ia/partners/manuf_res/Horton.pdf.</p> <p>There are a variety of private and non-profit green building certification programs in use in the U.S. See U.S. EPA's Green Building / Frequently Asked Questions website, http://www.epa.gov/greenbuilding/pubs/faqs.htm.</p> <p>Public-Private Partnership for Advancing Housing Technology maintains a list of national and state Green Building Certification Programs for housing. See http://www.pathnet.org/sp.asp?id=20978. These include the national Leadership in Energy and Environmental Design (LEED) program, and, at the state level, Build it Green's GreenPoint Rated system and the California Green Builder program.</p> <p>Other organizations may provide other relevant benchmarks.</p>
<p>Install energy efficient lighting (e.g., light emitting diodes (LEDs)), heating and cooling systems, appliances, equipment, and control systems.</p>	<p>Information about ENERGY STAR-certified products in over 60 categories is available at http://www.energystar.gov/index.cfm?fuseaction=find_a_product.</p> <p>The California Energy Commission maintains a database of all appliances meeting either federal efficiency standards or, where there are no federal efficiency standards, California's appliance efficiency standards. See http://www.appliances.energy.ca.gov/.</p> <p>The Electronic Product Environmental Assessment Tool (EPEAT) ranks computer products based on a set of environmental criteria, including energy efficiency. See http://www.epeat.net/AboutEPEAT.aspx.</p> <p>The nonprofit American Council for an Energy Efficient Economy maintains an Online Guide to Energy Efficient Commercial Equipment, available at http://www.aceee.org/ogeece/ch1_index.htm.</p> <p>Utilities offer many incentives for efficient appliances, lighting, heating and cooling. To search for available residential and commercial incentives, visit Flex Your Power's website at http://www.fypower.org/.</p>

Use passive solar design, e.g., orient buildings and incorporate landscaping to maximize passive solar heating during cool seasons, minimize solar heat gain during hot seasons, and enhance natural ventilation. Design buildings to take advantage of sunlight.	<p>See U.S. Department of Energy, Passive Solar Design (website) http://www.energysavers.gov/your_home/designing_remodeling/index.cfm/mytopic=10250.</p> <p>See also California Energy Commission, Consumer Energy Center, Passive Solar Design (website) http://www.consumerenergycenter.org/home/construction/solardesign/index.html.</p> <p>Lawrence Berkeley National Laboratories' Building Technologies Department is working to develop innovative building construction and design techniques. Information and publications on energy efficient buildings, including lighting, windows, and daylighting strategies, are available at the Department's website at http://btech.lbl.gov.</p>
Install light colored "cool" roofs and cool pavements.	<p>A white or light colored roof can reduce surface temperatures by up to 100 degrees Fahrenheit, which also reduces the heat transferred into the building below. This can reduce the building's cooling costs, save energy and reduce associated greenhouse gas emissions, and extend the life of the roof. Cool roofs can also reduce the temperature of surrounding areas, which can improve local air quality. See California Energy Commission, Consumer Energy Center, Cool Roofs (webpage) at http://www.consumerenergycenter.org/coolroof/.</p> <p>See also Lawrence Berkeley National Laboratories, Heat Island Group (webpage) at http://eetd.lbl.gov/HeatIsland/.</p>
Install efficient lighting, (including LEDs) for traffic, street and other outdoor lighting.	<p>LED lighting is substantially more energy efficient than conventional lighting and can save money. See http://www.energy.ca.gov/efficiency/partnership/case_studies/TechAsstCity.pdf (noting that installing LED traffic signals saved the City of Westlake about \$34,000 per year).</p> <p>As of 2005, only about a quarter of California's cities and counties were using 100% LEDs in traffic signals. See California Energy Commission (CEC), Light Emitting Diode Traffic Signal Survey (2005) at p. 15, available at http://www.energy.ca.gov/2005publications/CEC_400_2005_003/CEC_400_2005_003.PDF.</p> <p>The California Energy Commission's Energy Partnership Program can help local governments take advantage of energy saving technology, including, but not limited to, LED traffic signals. See http://www.energy.ca.gov/efficiency/partnership/.</p>
Reduce unnecessary outdoor lighting.	<p>See California Energy Commission, Reduction of Outdoor Lighting (webpage) at http://www.energy.ca.gov/efficiency/lighting/outdoor_reduction.html.</p>

Use automatic covers, efficient pumps and motors, and solar heating for pools and spas.	<p>During the summer, a traditional backyard California pool can use enough energy to power an entire home for three months. Efficiency measures can substantially reduce this waste of energy and money. See California Energy Commission, Consumer Energy Center, Pools and Spas (webpage) at http://www.consumerenergycenter.org/home/outside/pools_spas.html.</p> <p>See also Sacramento Municipal Utilities District, Pool and Spa Efficiency Program (webpage) at http://www.smud.org/en/residential/saving-energy/Pages/poolspa.aspx.</p>
Provide education on energy efficiency to residents, customers and/or tenants.	<p>Many cities and counties provide energy efficiency education. See, for example, the City of Stockton's Energy Efficiency website at http://www.stocktongov.com/energysaving/index.cfm. See also "Green County San Bernardino," http://www.greencountysb.com at pp. 4-6.</p> <p>Businesses and development projects may also provide education. For example, a homeowners' association (HOA) could provide information to residents on energy-efficient mortgages and energy saving measures. See The Villas of Calvera Hills, Easy Energy Saving Tips to Help Save Electricity at http://www.thevillashoa.org/green/energy/. An HOA might also consider providing energy audits to its residents on a regular basis.</p>

Renewable Energy and Energy Storage

Meet "reach" goals for building energy efficiency and renewable energy use.	<p>A "zero net energy" building combines building energy efficiency and renewable energy generation so that, on an annual basis, any purchases of electricity or natural gas are offset by clean, renewable energy generation, either on-site or nearby. Both the California Energy Commission (CEC) and the California Public Utilities Commission (CPUC) have stated that residential buildings should be zero net energy by 2020, and commercial buildings by 2030. See CEC, 2009 Integrated Energy Policy Report (Dec. 2009) at p. 226, available at http://www.energy.ca.gov/2009publications/CEC-100-2009-003/CEC-100-2009-003-CMF.PDF; CPUC, Long Term Energy Efficiency Strategic Plan (Sept. 2008), available at http://www.cpuc.ca.gov/PUC/energy/Energy+Efficiency/eesp/.</p>
Install solar, wind, and geothermal power systems and solar hot water heaters.	<p>The California Public Utilities Commission (CPUC) approved the California Solar Initiative on January 12, 2006. The initiative creates a \$3.3 billion, ten-year program to install solar panels on one million roofs in the State. Visit the one-stop GoSolar website at http://www.gosolarcalifornia.org/. As mitigation, a developer could, for example, agree to participate in the New Solar Homes program. See http://www.gosolarcalifornia.org/builders/index.html.</p> <p>The CPUC is in the process of establishing a program to provide solar water heating incentives under the California Solar Initiative. For more information, visit the CPUC's website at http://www.cpuc.ca.gov/puc/energy/solar/swh.htm.</p> <p>To search for available residential and commercial renewable energy incentives, visit Flex Your Power's website at http://www.fypower.org/.</p>

<p>Install solar panels on unused roof and ground space and over carports and parking areas.</p>	<p>In 2008 Southern California Edison (SCE) launched the nation's largest installation of photovoltaic power generation modules. The utility plans to cover 65 million square feet of unused commercial rooftops with 250 megawatts of solar technology – generating enough energy to meet the needs of approximately 162,000 homes. Learn more about SCE's Solar Rooftop Program at http://www.sce.com/solarleadership/solar-rooftop-program/general-faq.htm.</p> <p>In 2009, Walmart announced its commitment to expand the company's solar power program in California. The company plans to add solar panels on 10 to 20 additional Walmart facilities in the near term. These new systems will be in addition to the 18 solar arrays currently installed at Walmart facilities in California. See http://walmartstores.com/FactsNews/NewsRoom/9091.aspx.</p> <p>Alameda County has installed two solar tracking carports, each generating 250 kilowatts. By 2005, the County had installed eight photovoltaic systems totaling over 2.3 megawatts. The County is able to meet 6 percent of its electricity needs through solar power. See http://www.acgov.org/gsa/Alameda%20County%20-%20Solar%20Case%20Study.pdf.</p> <p>In 2007, California State University, Fresno installed a 1.1-megawatt photovoltaic (PV)-paneled parking installation. The University expects to save more than \$13 million in avoided utility costs over the project's 30-year lifespan. http://www.fresnostatenews.com/2007/11/solarwrapup2.htm.</p>
<p>Where solar systems cannot feasibly be incorporated into the project at the outset, build "solar ready" structures.</p>	<p>U.S. Department of Energy, A Homebuilder's Guide to Going Solar (brochure) (2008), available at http://www.eere.energy.gov/solar/pdfs/43076.pdf.</p>
<p>Incorporate wind and solar energy systems into agricultural projects where appropriate.</p>	<p>Wind energy can be a valuable crop for farmers and ranchers. Wind turbines can generate energy to be used on-site, reducing electricity bills, or they can yield lease revenues (as much as \$4000 per turbine per year). Wind turbines generally are compatible with rural land uses, since crops can be grown and livestock can be grazed up to the base of the turbine. See National Renewable Energy Laboratory, Wind Powering America Fact Sheet Series, Wind Energy Benefits, available at http://www.nrel.gov/docs/fy05osti/37602.pdf.</p> <p>Solar PV is not just for urban rooftops. For example, the Scott Brothers' dairy in San Jacinto, California, has installed a 55-kilowatt solar array on its commodity barn, with plans to do more in the coming years. See http://www.dairyherd.com/directories.asp?pgID=724&ed_id=8409 (additional California examples are included in article.)</p>

<p>Include energy storage where appropriate to optimize renewable energy generation systems and avoid peak energy use.</p>	<p>See National Renewable Energy Laboratory, Energy Storage Basics (webpage) at http://www.nrel.gov/learning/eds_energy_storage.html.</p> <p>California Energy Storage Alliance (webpage) at http://storagealliance.org/about.html.</p> <p>Storage is not just for large, utility scale projects, but can be part of smaller industrial, commercial and residential projects. For example, Ice Storage Air Conditioning (ISAC) systems, designed for residential and nonresidential buildings, produce ice at night and use it during peak periods for cooling. See California Energy Commission, Staff Report, Ice Storage Air Conditioners, Compliance Options Application (May 2006), available at http://www.energy.ca.gov/2006publications/CEC-400-2006-006/CEC-400-2006-006-SF.PDF.</p>
<p>Use on-site generated biogas, including methane, in appropriate applications.</p>	<p>At the Hilarides Dairy in Lindsay, California, an anaerobic-lagoon digester processes the run-off of nearly 10,000 cows, generating 226,000 cubic feet of biogas per day and enough fuel to run two heavy duty trucks. This has reduced the dairy's diesel consumption by 650 gallons a day, saving the dairy money and improving local air quality. See http://www.arb.ca.gov/newsrel/nr021109b.htm; see also Public Interest Energy Research Program, Dairy Power Production Program, Dairy Methane Digester System, 90-Day Evaluation Report, Eden Vale Dairy (Dec. 2006) at http://www.energy.ca.gov/2006publications/CEC_500_2006_083/CEC_500_2006_083.PDF.</p> <p>Landfill gas is a current and potential source of substantial energy in California. See Tom Frankiewicz, Program Manager, U.S. EPA Landfill Methane Outreach Program, Landfill Gas Energy Potential in California, available at http://www.energy.ca.gov/2009_energy/policy/documents/2009-04-21_workshop/presentations/05-SCS_Engineers_Presentation.pdf.</p> <p>There are many current and emerging technologies for converting landfill methane that would otherwise be released as a greenhouse gas into clean energy. See California Integrated Waste Management Board, Emerging Technologies, Landfill Gas-to-Energy (webpage) at http://www.ciwmb.ca.gov/LEACentral/TechServices/EmergingTech/default.htm.</p>

<p>Use combined heat and power (CHP) in appropriate applications.</p>	<p>Many commercial, industrial, and campus-type facilities (such as hospitals, universities and prisons) use fuel to produce steam and heat for their own operations and processes. Unless captured, much of this heat is wasted. CHP captures waste heat and re-uses it, e.g., for residential or commercial space heating or to generate electricity. See U.S. EPA, Catalog of CHP Technologies at http://www.epa.gov/chp/documents/catalog_of_%20chp_tech_entire.pdf and California Energy Commission, Distributed Energy Resource Guide, Combined Heat and Power (webpage) at http://www.energy.ca.gov/distgen/equipment/chp/chp.html.</p> <p>The average efficiency of fossil-fueled power plants in the United States is 33 percent. By using waste heat recovery technology, CHP systems typically achieve total system efficiencies of 60 to 80 percent. CHP can also substantially reduce emissions of carbon dioxide. http://www.epa.gov/chp/basic/efficiency.html.</p> <p>Currently, CHP in California has a capacity of over 9 million kilowatts. See list of California CHP facilities at http://www.eea-inc.com/chpdata/States/CA.html.</p> <p>The Waste Heat and Carbon Emissions Reduction Act (Assembly Bill 1613 (2007), amended by Assembly Bill 2791 (2008)) is designed to encourage the development of new CHP systems in California with a generating capacity of not more than 20 megawatts. Among other things, the Act requires the California Public Utilities Commission to establish (1) a standard tariff allowing CHP generators to sell electricity for delivery to the grid and (2) a "pay as you save" pilot program requiring electricity corporations to finance the installation of qualifying CHP systems by nonprofit and government entities. For more information, see http://www.energy.ca.gov/wasteheat/.</p>
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Water Conservation and Efficiency

<p>Incorporate water-reducing features into building and landscape design.</p>	<p>According to the California Energy Commission, water-related energy use – which includes conveyance, storage, treatment, distribution, wastewater collection, treatment, and discharge – consumes about 19 percent of the State's electricity, 30 percent of its natural gas, and 88 billion gallons of diesel fuel every year. See http://www.energy.ca.gov/2007publications/CEC_999_2007_008/CEC_999_2007_008.PDF. Reducing water use and improving water efficiency can help reduce energy use and greenhouse gas emissions.</p>
<p>Create water-efficient landscapes.</p>	<p>The California Department of Water Resources' updated Model Water Efficient Landscape Ordinance (Sept. 2009) is available at http://www.water.ca.gov/wateruseefficiency/landscapeordinance/technical.cfm.</p> <p>A landscape can be designed from the beginning to use little or no water, and to generate little or no waste. See California Integrated Waste Management Board, Xeriscaping (webpage) at http://www.ciwmb.ca.gov/organics/Xeriscaping/.</p>

<p>Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and use water-efficient irrigation methods.</p>	<p>U.S. Department of Energy, Best Management Practice: Water-Efficient Irrigation (webpage) at http://www1.eere.energy.gov/femp/program/waterefficiency_bmp5.html.</p> <p>California Department of Water Resources, Landscape Water Use Efficiency (webpage) at http://www.water.ca.gov/wateruseefficiency/landscape/.</p> <p>Pacific Institute, More with Less: Agricultural Water Conservation and Efficiency in California (2008), available at http://www.pacinst.org/reports/more_with_less_delta/index.htm.</p>
<p>Make effective use of graywater. (Graywater is untreated household waste water from bathtubs, showers, bathroom wash basins, and water from clothes washing machines. Graywater to be used for landscape irrigation.)</p>	<p>California Building Standards Commission, 2008 California Green Building Standards Code, Section 604, pp. 31-32, available at http://www.documents.dgs.ca.gov/bsc/2009/part11_2008_calgreen_code.pdf.</p> <p>California Department of Water Resources, Dual Plumbing Code (webpage) at http://www.water.ca.gov/recycling/DualPlumbingCode/.</p> <p>See also Ahwahnee Water Principles, Principle 6, at http://www.lgc.org/ahwahnee/h2o_principles.html. The Ahwahnee Water Principles have been adopted by City of Willits, Town of Windsor, Menlo Park, Morgan Hill, Palo Alto, Petaluma, Port Hueneme, Richmond, Rohnert Park, Rolling Hills Estates, San Luis Obispo, Santa Paula, Santa Rosa, City of Sunnyvale, City of Ukiah, Ventura, Marin County, Marin Municipal Water District, and Ventura County.</p>
<p>Implement low-impact development practices that maintain the existing hydrology of the site to manage storm water and protect the environment.</p>	<p>Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site. See U.S. EPA, Low Impact Development (webpage) at http://www.epa.gov/nps/lid/.</p> <p>Office of Environmental Health Hazard Assessment and the California Water and Land Use Partnership, Low Impact Development at http://www.coastal.ca.gov/nps/lid-factsheet.pdf.</p>
<p>Devise a comprehensive water conservation strategy appropriate for the project and location.</p>	<p>The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.</p>
<p>Design buildings to be water-efficient. Install water-efficient fixtures and appliances.</p>	<p>Department of General Services, Best Practices Manual, Water-Efficient Fixtures and Appliances (website) at http://www.green.ca.gov/EPP/building/SaveH2O.htm.</p> <p>Many ENERGY STAR products have achieved their certification because of water efficiency. See California Energy Commission's database, available at http://www.appliances.energy.ca.gov/.</p>

Offset water demand from new projects so that there is no net increase in water use.	For example, the City of Lompoc has a policy requiring new development to offset new water demand with savings from existing water users. See http://www.cityoflompoc.com/utilities/pdf/2005_uwmp_final.pdf at p. 29.
Provide education about water conservation and available programs and incentives.	See, for example, the City of Santa Cruz, Water Conservation Office at http://www.ci.santa-cruz.ca.us/index.aspx?page=395 ; Santa Clara Valley Water District, Water Conservation at http://www.valleywater.org/conservation/index.shtm ; and Metropolitan Water District and the Family of Southern California Water Agencies, Be Water Wise at http://www.bewaterwise.com . Private projects may provide or fund similar education.

Solid Waste Measures

Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).	Construction and demolition materials account for almost 22 percent of the waste stream in California. Reusing and recycling these materials not only conserves natural resources and energy, but can also save money. For a list of best practices and other resources, see California Integrated Waste Management Board, Construction and Demolition Debris Recycling (webpage) at http://www.ciwmb.ca.gov/condemo/ .
Integrate reuse and recycling into residential industrial, institutional and commercial projects.	<p>Tips on developing a successful recycling program, and opportunities for cost-effective recycling, are available on the California Integrated Waste Management Board's Zero Waste California website. See http://zerowaste.ca.gov/.</p> <p>The Institute for Local Government's Waste Reduction & Recycling webpage contains examples of "best practices" for reducing greenhouse gas emissions, organized around waste reduction and recycling goals and additional examples and resources. See http://www.ca-ilg.org/wastereduction.</p>
Provide easy and convenient recycling opportunities for residents, the public, and tenant businesses.	Tips on developing a successful recycling program, and opportunities for cost effective recycling, are available on the California Integrated Waste Management Board's Zero Waste California website. See http://zerowaste.ca.gov/ .
Provide education and publicity about reducing waste and available recycling services.	<p>Many cities and counties provide information on waste reduction and recycling. See, for example, the Butte County Guide to Recycling at http://www.recyclebutte.net.</p> <p>The California Integrated Waste Management Board's website contains numerous publications on recycling and waste reduction that may be helpful in devising an education project. See http://www.ciwmb.ca.gov/Publications/default.asp?cat=13. Private projects may also provide waste and recycling education directly, or fund education.</p>

Land Use Measures

<p>Ensure consistency with “smart growth” principles – mixed-use, infill, and higher density projects that provide alternatives to individual vehicle travel and promote the efficient delivery of services and goods.</p>	<p>U.S. EPA maintains an extensive Smart Growth webpage with links to examples, literature and technical assistance, and financial resources. See http://www.epa.gov/smartgrowth/index.htm.</p> <p>The National Oceanic and Atmospheric Administration’s webpage provides smart growth recommendations for communities located near water. See Coastal & Waterfront Smart Growth (webpage) at http://coastalsmartgrowth.noaa.gov/. The webpage includes case studies from California.</p> <p>The California Energy Commission has recognized the important role that land use can play in meeting our greenhouse gas and energy efficiency goals. The agency’s website, Smart Growth & Land Use Planning, contains useful information and links to relevant studies, reports, and other resources. See http://www.energy.ca.gov/landuse/.</p> <p>The Metropolitan Transportation Commission’s webpage, Smart Growth / Transportation for Livable Communities, includes resources that may be useful to communities in the San Francisco Bay Area and beyond. See http://www.mtc.ca.gov/planning/smart_growth/.</p> <p>The Sacramento Area Council of Governments (SACOG) has published examples of smart growth in action in its region. See Examples from the Sacramento Region of the Seven Principles of Smart Growth / Better Ways to Grow, available at http://www.sacog.org/regional/funding/betterways.pdf.</p>
<p>Meet recognized “smart growth” benchmarks.</p>	<p>For example, the LEED for Neighborhood Development (LEED-ND) rating system integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. LEED-ND is a collaboration among the U.S. Green Building Council, Congress for the New Urbanism, and the Natural Resources Defense Council. For more information, see http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148.</p>
<p>Educate the public about the many benefits of well-designed, higher density development.</p>	<p>See, for example, U.S. EPA, Growing Smarter, Living Healthier: A Guide to Smart Growth and Active Aging (webpage), discussing how compact, walkable communities can provide benefits to seniors. See http://www.epa.gov/aging/bhc/guide/index.html.</p> <p>U.S. EPA, Environmental Benefits of Smart Growth (webpage) at http://www.epa.gov/dced/topics/eb.htm (noting local air and water quality improvements).</p> <p>Centers for Disease Control and Prevention (CDC), Designing and Building Healthy Places (webpage), at http://www.cdc.gov/healthyplaces/. The CDC’s website discusses the links between walkable communities and public health and includes numerous links to educational materials.</p> <p>California Department of Housing and Community Development, Myths and Facts About Affordable and High Density Housing (2002), available at http://www.hcd.ca.gov/hpd/mythsnfacts.pdf.</p>

<p>Incorporate public transit into the project's design.</p>	<p>Federal Transit Administration, Transit-Oriented Development (TOD) (webpage) at http://www.fta.dot.gov/planning/planning_environment_6932.html (describing the benefits of TOD as “social, environmental, and fiscal.”)</p> <p>California Department of Transportation (Caltrans), Statewide Transit-Oriented Development Study: Factors for Success in California (2002), available at http://transitorienteddevelopment.dot.ca.gov/miscellaneous/StatewideTOD.htm</p> <p>Caltrans, California Transit-Oriented Development Searchable Database (includes detailed information on numerous TODs), available at http://transitorienteddevelopment.dot.ca.gov/miscellaneous/NewHome.jsp.</p> <p>California Department of Housing and Community Development, Transit Oriented Development (TOD) Resources (Aug. 2009), available at http://www.hcd.ca.gov/hpd/tod.pdf.</p>
<p>Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio.</p>	<p>U.S. EPA, Smart Growth and Open Space Conservation (webpage) at http://www.epa.gov/dced/openspace.htm.</p>
<p>Develop “brownfields” and other underused or defunct properties near existing public transportation and jobs.</p>	<p>U.S. EPA, Smart Growth and Brownfields (webpage) at http://www.epa.gov/dced/brownfields.htm.</p> <p>For example, as set forth in the Local Government Commission’s case study, the Town of Hercules, California reclaimed a 426-acre brownfield site, transforming it into a transit-friendly, walkable neighborhood. See http://www.lgc.org/freepub/docs/community_design/fact_sheets/er_case_studies.pdf.</p> <p>For financial resources that can assist in brownfield development, see Center for Creative Land Recycling, Financial Resources for California Brownfields (July 2008), available at http://www.cclr.org/media/publications/8-Financial_Resources_2008.pdf.</p>
<p>Include pedestrian and bicycle facilities within projects and ensure that existing non-motorized routes are maintained and enhanced.</p>	<p>See U.S. Department of Transportation, Federal Highway Administration, Bicycle and Pedestrian Program (webpage) at http://www.fhwa.dot.gov/environment/bikeped/.</p> <p>Caltrans, Pedestrian and Bicycle Facilities in California / A Technical Reference and Technology Transfer Synthesis for Caltrans Planners and Engineers (July 2005), available at http://www.dot.ca.gov/hq/traffops/survey/pedestrian/TR_MAY0405.pdf. This reference includes standard and innovative practices for pedestrian facilities and traffic calming.</p>

Transportation and Motor Vehicles

<p>Meet an identified transportation-related benchmark.</p>	<p>A logical benchmark might be related to vehicles miles traveled (VMT), e.g., average VMT per capita, per household, or per employee. As the California Energy Commission has noted, VMT by California residents increased “a rate of more than 3 percent a year between 1975 and 2004, markedly faster than the population growth rate over the same period, which was less than 2 percent. This increase in VMT correlates to an increase in petroleum use and GHG production and has led to the transportation sector being responsible for 41 percent of the state’s GHG emissions in 2004.” CEC, <i>The Role of Land Use in Meeting California’s Energy and Climate Change Goals</i> (Aug. 2007) at p. 9, available at http://www.energy.ca.gov/2007publications/CEC-600-2007-008/CEC-600-2007-008-SF.PDF.</p> <p>Even with regulations designed to increase vehicle efficiency and lower the carbon content of fuel, “reduced VMT growth will be required to meet GHG reductions goals.” <i>Id.</i> at p. 18.</p>
<p>Adopt a comprehensive parking policy that discourages private vehicle use and encourages the use of alternative transportation.</p>	<p>For example, reduce parking for private vehicles while increasing options for alternative transportation; eliminate minimum parking requirements for new buildings; “unbundle” parking (require that parking is paid for separately and is not included in rent for residential or commercial space); and set appropriate pricing for parking.</p> <p>See U.S. EPA, <i>Parking Spaces / Community Places, Finding the Balance Through Smart Growth Solutions</i> (Jan. 2006), available at http://www.epa.gov/dced/pdf/EPAParkingSpaces06.pdf.</p> <p>Reforming Parking Policies to Support Smart Growth, Metropolitan Transportation Commission (June 2007) at http://www.mtc.ca.gov/planning/smart_growth/parking_seminar/ToolboxHandbook.pdf.</p> <p>See also the City of Ventura’s Downtown Parking and Mobility Plan, available at http://www.cityofventura.net/community_development/resources/mobility_parking_plan.pdf, and Ventura’s Downtown Parking Management Program, available at http://www.ci.ventura.ca.us/depts/comm_dev/downtownplan/chapters.asp.</p>
<p>Build or fund a major transit stop within or near the development.</p>	<p>“‘Major transit stop’ means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.” (Pub. Res. Code, § 21064.3.)</p> <p>Transit Oriented Development (TOD) is a moderate to higher density development located within an easy walk of a major transit stop. http://transitorienteddevelopment.dot.ca.gov/miscellaneous/NewWhatisTOD.htm.</p> <p>By building or funding a major transit stop, an otherwise ordinary development can become a TOD.</p>

Provide public transit incentives such as free or low-cost monthly transit passes to employees, or free ride areas to residents and customers.	<p>See U.S. Department of Transportation and U.S. EPA, Commuter Choice Primer / An Employer's Guide to Implementing Effective Commuter Choice Programs, available at http://www.its.dot.gov/JPODOCS/REPTS_PR/13669.html.</p> <p>The Emery Go Round shuttle is a private transportation service funded by commercial property owners in the citywide transportation business improvement district. The shuttle links a local shopping district to a Bay Area Rapid Transit stop. See http://www.emerygoround.com/.</p> <p>Seattle, Washington maintains a public transportation "ride free" zone in its downtown from 6:00 a.m. to 7:00 p.m. daily. See http://transit.metrokc.gov/tops/accessible/paccessible_map.html#fare.</p>
Promote "least polluting" ways to connect people and goods to their destinations.	<p>Promoting "least polluting" methods of moving people and goods is part of a larger, integrated "sustainable streets" strategy now being explored at U.C. Davis's Sustainable Transportation Center. Resources and links are available at the Center's website, http://stc.ucdavis.edu/outreach/ssp.php.</p>
Incorporate bicycle lanes, routes and facilities into street systems, new subdivisions, and large developments.	<p>Bicycling can have a profound impact on transportation choices and air pollution reduction. The City of Davis has the highest rate of bicycling in the nation. Among its 64,000 residents, 17 percent travel to work by bicycle and 41 percent consider the bicycle their primary mode of transportation. See Air Resources Board, Bicycle Awareness Program, Bicycle Fact Sheet, available at http://www.arb.ca.gov/planning/tsaq/bicycle/factsht.htm.</p> <p>For recommendations on best practices, see the many resources listed at the U.S. Department of Transportation, Federal Highway Administration's Bicycle and Pedestrian website at http://www.fhwa.dot.gov/environment/bikeped/publications.htm.</p> <p>See also Caltrans Division of Research and Innovation, Designing Highway Facilities To Encourage Walking, Biking and Transit (Preliminary Investigation) (March 2009), available at http://www.dot.ca.gov/research/researchreports/preliminary_investigations/docs/pi-design_for_walking_%20biking_and_transit%20final.pdf.</p>
Require amenities for non-motorized transportation, such as secure and convenient bicycle parking.	<p>According to local and national surveys of potential bicycle commuters, secure bicycle parking and workplace changing facilities are important complements to safe and convenient routes of travel. See Air Resources Board, Bicycle Awareness Program, Bicycle Fact Sheet, available at http://www.arb.ca.gov/planning/tsaq/bicycle/factsht.htm.</p>

<p>Ensure that the project enhances, and does not disrupt or create barriers to, non-motorized transportation.</p>	<p>See, e.g., U.S. EPA's list of transit-related "smart growth" publications at http://www.epa.gov/dced/publications.htm#air, including Pedestrian and Transit-Friendly Design: A Primer for Smart Growth (1999), available at www.epa.gov/dced/pdf/ptfd_primer.pdf.</p> <p>See also Toolkit for Improving Walkability in Alameda County, available at http://www.acta2002.com/ped_toolkit/ped_toolkit_print.pdf.</p> <p>Pursuant to the California Complete Streets Act of 2008 (AB 1358, Gov. Code, §§ 65040.2 and 65302), commencing January 1, 2011, upon any substantive revision of the circulation element of the general plan, a city or county will be required to modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users.</p>
<p>Connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling. Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points.</p>	<p>Walk Score ranks the "walkability" of neighborhoods in the largest 40 U.S. cities, including seven California cities. Scores are based on the distance to nearby amenities. Explore Walk Score at http://www.walkscore.com/.</p> <p>In many markets, homes in walkable neighborhoods are worth more than similar properties where walking is more difficult. See Hoak, <i>Walk appeal / Homes in walkable neighborhoods sell for more: study</i>, Wall Street Journal (Aug. 18, 2009), available at http://www.marketwatch.com/story/homes-in-walkable-neighborhoods-sell-for-more-2009-08-18.</p> <p>By creating walkable neighborhoods with more transportation choices, Californians could save \$31 million and cut greenhouse gas emissions by 34 percent, according to a study released by Transform, a coalition of unions and nonprofits. See <i>Windfall for All / How Connected, Convenient Neighborhoods Can Protect Our Climate and Safeguard California's Economy</i> (Nov. 2009), available at http://transformca.org/windfall-for-all#download-report.</p>
<p>Work with the school districts to improve pedestrian and bike access to schools and to restore or expand school bus service using lower-emitting vehicles.</p>	<p>In some communities, twenty to twenty-five percent of morning traffic is due to parents driving their children to school. Increased traffic congestion around schools in turn prompts even more parents to drive their children to school. Programs to create safe routes to schools can break this harmful cycle. See California Department of Public Health, <i>Safe Routes to School</i> (webpage) and associated links at http://www.cdph.ca.gov/HealthInfo/injviosa/Pages/SafeRoutestoSchool.aspx.</p> <p>See also U.S. EPA, <i>Smart Growth and Schools</i> (webpage), available at http://www.epa.gov/dced/schools.htm.</p> <p>California Center for Physical Activity, <i>California Walk to School</i> (website) at http://www.cawalktoschool.com</p> <p>Regular school bus service (using lower-emitting buses) for children who cannot bike or walk to school could substantially reduce private vehicle congestion and air pollution around schools. See Air Resources Board, <i>Lower Emissions School Bus Program</i> (webpage) at http://www.arb.ca.gov/msprog/schoolbus/schoolbus.htm.</p>

<p>Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation.</p>	<p>There are numerous sites on the web with resources for employers seeking to establish telework or flexible work programs. These include U.S. EPA's Mobility Management Strategies: Commuter Programs website at http://www.epa.gov/otaq/stateresources/rellinks/mms_commproms.htm; and Telework, the federal government's telework website, at http://www.telework.gov/.</p> <p>Through a continuing FlexWork Implementation Program, the Traffic Solutions division of the Santa Barbara County Association of Governments sponsors flexwork consulting, training and implementation services to a limited number of Santa Barbara County organizations that want to create or expand flexwork programs for the benefit of their organizations, employees and the community. See http://www.flexworksbc.com/read_more_about_the_fSBp.html. Other local government entities provide similar services.</p>
<p>Provide information on alternative transportation options for consumers, residents, tenants and employees to reduce transportation-related emissions.</p>	<p>Many types of projects may provide opportunities for delivering more tailored transportation information. For example, a homeowner's association could provide information on its website, or an employer might create a Transportation Coordinator position as part of a larger Employee Commute Reduction Program. See, e.g., South Coast Air Quality Management District, Transportation Coordinator training, at http://www.aqmd.gov/trans/training.html.</p>
<p>Educate consumers, residents, tenants and the public about options for reducing motor vehicle-related greenhouse gas emissions. Include information on trip reduction; trip linking; vehicle performance and efficiency (e.g., keeping tires inflated); and low or zero-emission vehicles.</p>	<p>See, for example U.S. EPA, SmartWay Transport Partnership: Innovative Carrier Strategies (webpage) at http://www.epa.gov/smartway/transport/what-smartway/carrier-strategies.htm. This webpage includes recommendations for actions that truck and rail fleets can take to make ground freight more efficient and cleaner.</p> <p>The Air Resources Board's Drive Clean website is a resource for car buyers to find clean and efficient vehicles. The web site is designed to educate Californians that pollution levels range greatly between vehicles. See http://www.driveclean.ca.gov/.</p> <p>The Oregon Department of Transportation and other public and private partners launched the Drive Less/Save More campaign. The comprehensive website contains fact sheets and educational materials to help people drive more efficiently. See http://www.driveless.savemore.com/.</p>
<p>Purchase, or create incentives for purchasing, low or zero-emission vehicles.</p>	<p>See Air Resources Board, Low-Emission Vehicle Program (webpage) at http://www.arb.ca.gov/msprog/levprog/levprog.htm.</p> <p>Air Resource Board, Zero Emission Vehicle Program (webpage) at http://www.arb.ca.gov/msprog/zevprog/zevprog.htm.</p> <p>All new cars sold in California are now required to display an Environmental Performance (EP) Label, which scores a vehicle's global warming and smog emissions from 1 (dirtiest) to 10 (cleanest). To search and compare vehicle EP Labels, visit www.DriveClean.ca.gov.</p>

Create a ride sharing program. Promote existing ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides.	<p>For example, the 511 Regional Rideshare Program is operated by the Metropolitan Transportation Commission (MTC) and is funded by grants from the Federal Highway Administration, U.S. Department of Transportation, the Metropolitan Transportation Commission, the Bay Area Air Quality Management District and county congestion management agencies. For more information, see http://rideshare.511.org/.</p> <p>As another example, San Bernardino Associated Governments works directly with large and small employers, as well as providing support to commuters who wish to share rides or use alternative forms of transportation. See http://www.sanbag.ca.gov/commuter/rideshare.html.</p> <p>Valleyrides.com is a ridesharing resource available to anyone commuting to and from Fresno and Tulare Counties and surrounding communities. See http://www.valleyrides.com/. There are many other similar websites throughout the state.</p>
Create or accommodate car sharing programs, e.g., provide parking spaces for car share vehicles at convenient locations accessible by public transportation.	There are many existing car sharing companies in California. These include City CarShare (San Francisco Bay Area), see http://www.citycarshare.org/ ; and Zipcar, see http://www.zipcar.com/ . Car sharing programs are being successfully used on many California campuses.
Provide a vanpool for employees.	Many local Transportation Management Agencies can assist in forming vanpools. See, for example, Sacramento Transportation Management Association, Check out Vanpooling (webpage) at http://www.sacramento-tma.org/vanpool.html .
Create local "light vehicle" networks, such as neighborhood electric vehicle systems.	<p>See California Energy Commission, Consumer Energy Center, Urban Options - Neighborhood Electric Vehicles (NEVs) (webpage) at http://www.consumerenergycenter.org/transportation/urban_options/nev.html.</p> <p>The City of Lincoln has an innovative NEV program. See http://www.lincolnev.com/index.html.</p>
Enforce and follow limits idling time for commercial vehicles, including delivery and construction vehicles.	Under existing law, diesel-fueled motor vehicles with a gross vehicle weight rating greater than 10,000 pounds are prohibited from idling for more than 5 minutes at any location. The minimum penalty for an idling violation is now \$300 per violation. See http://www.arb.ca.gov/enf/complaints/idling_cv.htm .
Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles.	<p>For a list of existing alternative fuel stations in California, visit http://www.cleancarmaps.com/.</p> <p>See, e.g., Baker, <i>Charging-station network built along 101</i>, S.F. Chron. (9/23/09), available at http://articles.sfgate.com/2009-09-23/news/17207424_1_recharging-solar-array-tesla-motors.</p>

Agriculture and Forestry (additional strategies noted above)

<p>Require best management practices in agriculture and animal operations to reduce emissions, conserve energy and water, and utilize alternative energy sources, including biogas, wind and solar.</p>	<p>Air Resources Board (ARB), Economic Sectors Portal, Agriculture (webpage) at http://www.arb.ca.gov/cc/ghgsectors/ghgsectors.htm. ARB's webpage includes information on emissions from manure management, nitrogen fertilizer, agricultural offroad equipment, and agricultural engines.</p> <p>"A full 90% of an agricultural business' electricity bill is likely associated with water use. In addition, the 8 million acres in California devoted to crops consume 80% of the total water pumped in the state." See Flex Your Power, Agricultural Sector (webpage) at http://www.fypower.org/agri/.</p> <p>Flex Your Power, Best Practice Guide / Food and Beverage Growers and Processors, available at http://www.fypower.org/bpg/index.html?b=food_and_bev.</p> <p>Antle et al., Pew Center on Global Climate Change, Agriculture's Role in Greenhouse Gas Mitigation (2006), available at http://www.pewclimate.org/docUploads/Agriculture's%20Role%20in%20GHG%20Mitigation.pdf.</p>
<p>Preserve forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and other open space that provide carbon sequestration benefits.</p>	<p>"There are three general means by which agricultural and forestry practices can reduce greenhouse gases: (1) avoiding emissions by maintaining existing carbon storage in trees and soils; (2) increasing carbon storage by, e.g., tree planting, conversion from conventional to conservation tillage practices on agricultural lands; (3) substituting bio-based fuels and products for fossil fuels, such as coal and oil, and energy-intensive products that generate greater quantities of CO₂ when used." U.S. EPA, Carbon Sequestration in Agriculture and Forestry, Frequently Asked Questions (webpage) at http://www.epa.gov/sequestration/faq.html.</p> <p>Air Resources Board, Economic Sectors Portal, Forestry (webpage) at http://www.arb.ca.gov/cc/ghgsectors/ghgsectors.htm.</p>
<p>Protect existing trees and encourage the planting of new trees. Adopt a tree protection and replacement ordinance.</p>	<p>Tree preservation and planting is not just for rural areas of the state; suburban and urban forests can also serve as carbon sinks. See Cal Fire, Urban and Community Forestry (webpage) at http://www.fire.ca.gov/resource_mgt/resource_mgt_urbanforestry.php.</p>

Off-Site Mitigation

If, after analyzing and requiring all reasonable and feasible on-site mitigation measures for avoiding or reducing greenhouse gas-related impacts, the lead agency determines that additional mitigation is required, the agency may consider additional off-site mitigation. The project proponent could, for example, fund off-site mitigation projects that will reduce carbon emissions, conduct an audit of its other existing operations and agree to retrofit, or purchase verifiable carbon "credits" from another entity that will undertake mitigation.

The topic of off-site mitigation can be complicated. A full discussion is outside the scope of this summary document. Issues that the lead agency should consider include:

- The location of the off-site mitigation. (If the off-site mitigation is far from the project, any additional, non-climate related co-benefits of the mitigation may be lost to the local community.)
- Whether the emissions reductions from off-site mitigation can be quantified and verified. (The California Registry has developed a number of protocols for calculating, reporting and verifying greenhouse gas emissions. Currently, industry-specific protocols are available for the cement sector, power/utility sector, forest sector and local government operations. For more information, visit the California Registry's website at <http://www.climateregistry.org/>.)
- Whether the mitigation ratio should be greater than 1:1 to reflect any uncertainty about the effectiveness of the off-site mitigation.

Offsite mitigation measures that could be funded through mitigation fees include, but are not limited to, the following:

- Energy efficiency audits of existing buildings.
- Energy efficiency upgrades to existing buildings not otherwise required by law, including heating, ventilation, air conditioning, lighting, water heating equipment, insulation and weatherization (perhaps targeted to specific communities, such as low-income or senior residents).
- Programs to encourage the purchase and use of energy efficient vehicles, appliances, equipment and lighting.
- Programs that create incentives to replace or retire polluting vehicles and engines.
- Programs to expand the use of renewable energy and energy storage.
- Preservation and/or enhancement of existing natural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) that provide carbon sequestration benefits.
- Improvement and expansion of public transit and low- and zero-carbon transportation alternatives.

Attachment 7: Environmental Consultant's Response to Comment Letter

July 12, 2021

Mr. Vince Velasco, Associate Planner
City of Santa Fe Springs Planning Department
11710 Telegraph Road
Santa Fe Springs, California 90670

Subject: Response to Comments on the Mitigated Negative Declaration for the proposed 11401 Greenstone Avenue Industrial Building.

Mr. Velasco

On behalf of *Blodgett Baylosis Environmental Planning (BBEP)*, I am submitting this memorandum outlining our responses to the comments received regarding the Initial Study and Mitigated Negative Declaration that was prepared for the proposed 11401 Greenstone Avenue industrial building.

Comment 1

I am writing on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) regarding the proposed development of a 137,000 square foot concrete tilt-up industrial building at 11401 Greenstone Avenue in Santa Fe Springs (DPA 980), proposed by applicant CEG Construction (“Project”). The City of Santa Fe Springs (“City”) has prepared a mitigated negative declaration (“MND”) for the Project. We request that the City prepare an environmental impact report (“EIR”) for the Project because there is a fair argument that the Project may have adverse environmental impacts.

Response 1

While we do not agree with the conclusions outlined in the above comment, it has been noted for the record. Our objections to the above comment are outlined in Response 2.

Comment 2

*Failure to Provide Notice. On April 1, 2021, we sent a written notice request letter requesting notice of any document released pursuant to the California Environmental Quality Act (“CEQA”), including any MND, EIR or CEQA exemption. (Exhibit A). The April 2 request was filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092, which require local agencies to mail such notices to any person **who has filed a written request for them with the clerk of the agency’s governing body**. The City released an MND for the Project on May 21, 2021, but it appears from our records that the City failed to provide us with notice of the MND. As a result, we were denied our right to have at least 20-days to review and comments on the MND. We therefore request that the City continue the Planning Commission hearing for at least 20-days to allow us the right to review and comment on the MND. We reserve the right to file a petition for writ of mandate against the City seeking a writ of mandate to require the City to comply with CEQA’s notice requirements.*

Response 2

The Notice of Intent to Adopt (NOIA) was filed at the Los Angeles County Clerk's Office.

Comment 3

There is a Fair Argument that the Project May Have Adverse Environmental Impacts. As the Supreme Court held, “If no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR.” (Communities for a Better Environment v. South Coast Air Quality Management Dist. (ConocoPhillips) (2010) 48 Cal. 4th 310, 319-320 (“CBE v. SCAQMD”), citing, No Oil, Inc. v. City of Los Angeles, 13 Cal.3d at pp. 75, 88; Brentwood Assn. for No Drilling, Inc. v. City of Los Angeles (1982) 134 Cal. App. 3d 491, 504–505) “The ‘foremost principle’ in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.” (Communities for a Better Environment v. Calif. Resources Agency (2002) 103 Cal. App. 4th 98, 109.)

The EIR is the very heart of CEQA. (Bakersfield Citizens for Local Control v. City of Bakersfield (2004) 124 Cal.App.4th 1214; Pocket Protectors v. City of Sacramento (2004) 124 Cal. App. 4th 903, 927) The EIR is an “environmental ‘alarm bell’ whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return.” Bakersfield Citizens, 124 Cal.App.4th at 1220. The EIR also functions as a “document of accountability,” intended to “demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action.” Laurel Heights Improvements Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 392. The EIR process “protects not only the environment but also informed self-government.” Pocket Protectors, 124 Cal.App.4th 927.

An EIR is required if “there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment.” Pub. Res. Code § 21080(d) (emphasis added); see also Pocket Protectors, 124 Cal.App.4th at 927. In very limited circumstances, an agency may avoid preparing an EIR by issuing a negative declaration, a written statement briefly indicating that a project will have no significant impact thus requiring no EIR (CEQA Guidelines § 15371), only if there is not even a “fair argument” that the project will have a significant environmental effect. Pub. Res. Code §§ 21100, 21064. Since “[t]he adoption of a negative declaration . . . has a terminal effect on the environmental review process,” by allowing the agency “to dispense with the duty [to prepare an EIR],” negative declarations are allowed only in cases where “the proposed project will not affect the environment at all.” Citizens of Lake Murray v. San Diego, 129 Cal.App.3d 436, 440 (1989). CEQA contains a “preference for resolving doubts in favor of environmental review.” Pocket Protectors, 124 Cal.App.4th at 927.

Response 3

The comment fails to identify the substantial evidence that supports the preparation of an Environmental Impact Report for the proposed project. The City, in its capacity as Lead Agency for the proposed project oversaw the preparation of an initial study that evaluated all of the required CEQA issue areas that included the following:

- Aesthetics (Section 3.1);
- Agricultural & Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);

- Biological Resources (Section 3.4);
- Cultural Resources (Section 3.5);
- Energy (Section 3.6)
- Geology & Soils (Section 3.7);
- Greenhouse Gas Emissions; (Section 3.8);
- Hazards & Hazardous Materials (Section 3.9);
- Hydrology & Water Quality (Section 3.10);
- Land Use & Planning (Section 3.11);
- Mineral Resources (Section 3.12);
- Noise (Section 3.13);
- Population & Housing (Section 3.14);
- Public Services (Section 3.15);
- Recreation (Section 3.16);
- Transportation (Section 3.17);
- Tribal Cultural Resources (Section 3.18);
- Utilities (Section 3.19);
- Wildfire (Section 3.20); and,
- Mandatory Findings of Significance (Section 3.21).

All of the above issues were analyzed in noted sections of the initial study. The comment also implied that the analysis determined that the project would not result in any impacts. In fact, the Initial study determined that the following mitigation was required:

Mitigation Measure No. 1 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, potholing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

Mitigation Measure No. 2 (Hazardous Materials). The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs and the Southern California Regional Water Quality Control Board. The SMP must be approved by the city prior to commencement of any removal of contaminated soils. **The SMP mitigation will end once the project's construction activities commence.**

Mitigation Measure No. 3 (Hazardous Materials). The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi gas) monitors and alarms. All of the monitors must be maintained in good working order. The monitors must be installed prior to the issuance of occupancy permits. The City will make the determination as to the type of the vapor intrusion barrier that will be required and whether it will use passive or active venting prior to the approval of the proposed project.

Mitigation Measure No. 4 (Tribal Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

Finally, the Initial Study clearly identified the thresholds that were used to determine the level of significance.

Comment 4

There is a Fair Argument that the Project May Have Significant Greenhouse Gas Impacts. There is a fair argument that the Project will have adverse air quality impacts. The Bay Area Air Quality Management District (“BAAQMD”) has adopted CEQA screening thresholds. (Exhibit B). Although this Project is located within the South Coast Air Quality Management District (“SCAQMD”), the thresholds of the two agencies and similar and SCAQMD has not adopted similar screening thresholds. Therefore, the exceedance of the BAAQMD thresholds establishes a “fair argument” that the Project will also exceed SCAQMD thresholds. The BAAQMD thresholds provide that an industrial building of over 121,000 square feet may have significant greenhouse gas (“GHG”) impacts. The Project is 137,000 square feet, and therefore exceeds this screening threshold. Therefore, there is a fair argument that the Project will have significant GHG impacts that should be analyzed and mitigated in an EIR. Feasible mitigation measures may include installation of solar panels, energy efficiency measures that exceed Title 24 requirements, requirements for electrified forklifts, trucks and other equipment, and many other measures, including measures suggested by the California Attorney General. (Exhibit C).

Response 4

According to the South Coast Air Quality Management District (SCAQMD), the interim thresholds for industrial projects are 10,000 MTCO₂E per year.¹ Table 3-3 included in the Initial Study, summarizes annual greenhouse gas (CO₂E) emissions from build-out of the proposed project. The preparers of the Initial Study contacted the SCAQMD’s Intergovernmental Review Team and confirmed this approach. This analysis utilized the CalEEMod computer model developed for both the SCAQMD and the California Air Resources Board (CARB). Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouse gases in a common and collective unit. As indicated in Table 3-3, the MTCO₂E total for the project is 10,374.34 pounds per day or 4.66 MTCO₂E per day. This translates into an annual emission of 1,703.98 MTCO₂E, which is much lower than the aforementioned threshold of 10,000 MTCO₂E for industrial projects.

We also do not agree that using an adopted thresholds for the Bay Area Air Pollution Control District (BAAPCD) would be more applicable to this project. In fact, the determination of GHG impacts is more complicated than the comment alludes to. For example, the BAAPCD utilizes the Urbemis computer model to determine GHG emissions which is no longer used in the South Coast Air Basin.

¹ SCAQMD. *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. Agenda No. 31.* December 5, 2008. [https://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgboardsynopsis.pdf](https://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf)

Comment 5

The MND's Analysis of Energy Impacts is Conclusory and Fails to Provide Substantial Evidence that the Project's Energy Impacts will be less than Significant. The MND devoted less than two pages to its energy analysis. (MND, pp. 44-45.) The MND relies on the Project's compliance with Title 24 regulations to conclude that the impact is less than significant. However, compliance with existing standards does not provide substantial evidence that the Project's energy impacts are less than significant.

The standard under CEQA is whether the Project would result in wasteful, inefficient, or unnecessary consumption of energy resources. Failing to undertake "an investigation into renewable energy options that might be available or appropriate for a project" violates CEQA. (California Clean Energy Committee v. City of Woodland (2014) 225 Cal.App.4th 173, 213.) Energy conservation under CEQA is defined as the "wise and efficient use of energy." (CEQA Guidelines, app. F, § I.) The "wise and efficient use of energy" is achieved by "(1) decreasing overall per capita energy consumption, (2) decreasing reliance on fossil fuels such as coal, natural gas and oil, and (3) increasing reliance on renewable energy resources." (Id.) Simply requiring compliance with the California Building Energy Efficiency Standards (Cal.Code Regs., tit. 24, part 6 (Title 24) does not constitute an adequate analysis of energy. (Ukiah Citizens for Safety First v. City of Ukiah (2016) 248 Cal.App.4th 256, 264-65 (Ukiah Citizens).) Similarly, the court in City of Woodland held unlawful an energy analysis that relied on compliance with Title 24, that failed to assess transportation energy impacts, and that failed to address renewable energy impacts. (City of Woodland, supra, 225 Cal.App.4th at pp. 209-13.) As such, the MND's reliance on Title 24 compliance does not satisfy the requirements for an adequate discussion of the Project's energy impacts.

The MND summarily concludes that the Project would not result in the inefficient, wasteful and unnecessary consumption of energy. There is no discussion of the Project's cost effectiveness in terms of energy requirements. There is no discussion of energy consuming equipment and processes that will be used during the construction or operation of the Project, including the energy necessary to power construction equipment, forklifts, heating, cooling, truck refrigeration units, etc. The Project's energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, and maintenance were not identified. The effect of the Project on peak and base period demands for electricity has not been addressed. As such, the MND's conclusions are unsupported by the necessary discussions of the Project's energy impacts under CEQA.

Response 6

The project site is served by Southern California Edison (electricity) and the Southern California Gas Company (SCG). The IS/MND indicates the proposed project is anticipated to consume 1,899 kWh of electricity and 1,860 cubic feet of natural gas on a daily basis. The Title 24, Building Standards Code, California Energy Code and California Green Building standards would be applicable to the project. Adherence to Title 24 would reduce potential impacts to less than significant level. The proposed project's construction and operation would not be unique in terms of the manner in which energy would be consumed. The CalEEMod computer analysis calculated worker trips, construction equipment, energy consumption, and a wide range of other impacts analysis directly related to energy consumption. Finally, the City is a partner in the HERO program which is a Property Assessed Clean Energy (PACE) program that assists both government and businesses to finance energy-efficient improvements and upgrades. The program is a loan financial option which is financed through property tax. The projects eligible include solar energy systems, central air conditioning, cool roofing, energy efficient windows and doors, water heaters, and more.

Comment 7

Conclusion. For the foregoing reasons, SAFER requests that the City continue the Planning Commission hearing for at least 20-days to provide the legally required public comment period. We also request that the City prepare **an environmental impact report (“EIR”) to analyze and mitigate the Project’s significant adverse environmental impacts.** Thank you.

Response 7

The comment is noted for the record.

Attachment 8: Copy of Written Appeal

Attachment 6: Copy of Written Appeal



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

VIA EMAIL AND OVERNIGHT MAIL

July 22, 2021

Janet Martinez, CMC, City Clerk
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
JanetMartinez@santafesprings.org

Vince Velasco, Associate Planner
Planning Department
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
vincevelasco@santafesprings.org

Wayne M. Morrell, Director
Planning Department
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
waynemorrell@santafesprings.org

Planning Commission
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
planning@santafesprings.org

Re: Appeal of Planning Commission Decision for DPA 980 (Industrial Building at 11401 Greenstone Avenue)

Dear City Clerk Martinez,

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the proposed development of a 137,000 square foot concrete tilt-up industrial building at 11401 Greenstone Avenue in Santa Fe Springs (DPA 980), proposed by applicant CEG Construction ("Project"). The City of Santa Fe Springs ("City") has prepared a mitigated negative declaration ("MND") for the Project. We request that the City prepare an environmental impact report ("EIR") for the Project because there is a fair argument that the Project may have adverse environmental impacts.

Pursuant to Santa Fe Springs Municipal Code section 155.865, SAFER hereby appeals the July 12, 2021 decision of the Planning Commission approving the MND for the Project and granting the Project approvals. We request a hearing before the City Council.

Please notify us of the hearing date and any CEQA decisions pursuant to Public Resources Code section 21092.2 and 21167(f). Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Drury", is written over a blue line.

Richard Drury
Lozeau | Drury LLP



City of Santa Fe Springs

City Council Meeting

ITEM NO. 13

August 17, 2021

NEW BUSINESS

Approval of Vending Machine Agreement between City of Santa Fe Springs and Joseph Welch of Better 4 You Vending

RECOMMENDATION

- Approve a 2-year Vending Machine Agreement with Joseph Welch of Better 4 You Vending.

BACKGROUND

As part of the Health & Wellness Initiative, staff partnered with Healthier 4 U Vending to bring four vending machines to the City of Santa Fe Springs for staff and visitors' enjoyment. These vending machines offer healthier snack and drink alternatives, which encourage wellness for all. The machines are at the following locations:

- Activity Center (2)
- Gus Velasco Neighborhood Center (1)
- Town Center Hall (1)

All the machines dispense a variety of snacks and drinks and are equipped to accept cash, coins, and credit/debit cards.

The vending machines have been in City facilities since 2016. These vending machines are operating in good condition. Once the vending machines were installed, the owners entered into a Location Agreement with the Department of Community Services and agreed to pay 5% flat gross profit quarterly. The machines are operated by Joseph Welch of Better 4 You Vending. The agreement includes Obligations of Parties, Rent and Payment, Term and Termination, Insurance, and General Provisions. Mr. Welch has been in the vending business for over 32 years, and is excited to continue the partnership with the City to provide vending services to our staff and community.

FISCAL IMPACT

The vendor pays the City pay 5% flat gross profit quarterly. These monies are used to support health & wellness-related programs and services. Since 2016, the City has collected approximately \$3,500 (approximately \$750-\$1,000 annually).

LEGAL REVIEW

The City Attorney has reviewed the Vending Machine Agreement.


Raymond R. Cruz
City Manager

Attachment

1. Attachment 1 - Vending Machine Agreement with Joseph Welch

**VENDING MACHINE AGREEMENT
WITH
JOSEPH WELCH**

ATTACHMENT 1

THIS AGREEMENT is made and entered into this 1st day of August, 2021 ("Effective Date"), by and between the CITY OF SANTA FE SPRINGS, a municipal corporation ("CITY"), and JOSEPH WELCH, a sole proprietor ("VENDOR").

W I T N E S S E T H :

WHEREAS, on February 11, 2016 CITY entered into a Location Agreement with Healthier 4 U Vending Affiliate to locate four snack food vending machines (Vending Machines) in CITY facilities; and

WHEREAS, Healthier 4 U Vending Affiliate sold the aforementioned Vending Machines to VENDOR; and

WHEREAS, CITY and VENDOR desire to enter into a contract to continue the operation of four Vending Machines in City facilities.

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

1.0. OBLIGATIONS OF PARTIES

1.1. CITY. CITY agrees to continue to provide a space for the four vending machines in their current locations in the Gus Velasco Neighborhood Center, the Activity Center and Town Center Hall and to provide the electricity for their operation.

1.2. VENDOR. VENDOR agrees to continue the operation of the Vending Machines, keep them fully stocked, maintain them and keep them in good repair and working condition. Maintenance, repair and stocking shall be conducted during normal business hours, which are as follows: Gus Velasco Neighborhood Center (Monday through Friday 8:00 a.m. to 5:00 p.m.); Activity Center (Monday through Thursday 11:00 a.m. to 9:00 p.m. and Friday 11:00 a.m. to 2:00 p.m.); and Town Center Hall (Monday through Thursday 9:00 a.m. to 8:00 p.m. and Friday 9:00 a.m. to 5:00 p.m.).

2.0. NOT EXCLUSIVE

2.1 VENDOR acknowledges that CITY may enter into agreements with other VENDORS for services similar to the services that are subject to this Agreement or may have its own employees perform services similar to those services contemplated by this Agreement.

3.0. RENT AND PAYMENT

3.1. Rent. In return for the space being provided for the Vending Machines in the aforementioned public buildings and the electricity for the operation of the Vending Machines, VENDOR agrees to pay CITY five percent (5%) of the flat gross profit of the Vending Machines.

3.2. Method of Payment. VENDOR shall pay the aforementioned rent on a quarterly basis. Vendor will submit an accounting for each quarter of the calendar year and a check for

five percent (5%) of the flat gross profit to the CITY, within not less than ten (10) calendar days following the last day of the quarter (e.g., April 10; July 10; October 10; and January 10).

4.0. TERM AND TERMINATION

4.1. Term. This Agreement shall commence on the Effective Date and continue for a period of two years, ending on July 31, 2023, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties.

4.2. Termination. The CITY and VENDOR have the right, with or without cause, at any time, to terminate this Agreement by providing at least thirty (30) days prior written notice to the other.

5.0. INSURANCE

5.1. Minimum Scope and Limits of Insurance. VENDOR shall obtain, maintain, and keep in full force and effect during the life of this Agreement all of the following minimum scope of insurance coverages with an insurance company approved by CITY:

- (a) General Liability, including premises-operations, products/completed operations, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury with a policy limit of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence.
- (b) If VENDOR has employees, it shall have Workers' compensation insurance as required by the State of California.

6.0. GENERAL PROVISIONS

6.1. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing, and signed by the parties in interest at the time of such modification.

6.2. Notices. Any notices, documents, correspondence or other communications concerning this Agreement or the work hereunder may be provided by personal delivery, facsimile or if mailed, shall be addressed as set forth below and placed in a sealed envelope, postage prepaid, and deposited in the United States Postal Service. Such communication shall be deemed served or delivered: a) at the time of delivery if such communication is sent by personal delivery; b) at the time of transmission if such communication is sent by facsimile; and c) 72 hours after deposit in the U.S. Mail as reflected by the official U.S. postmark if such communication is sent through regular United States mail.

IF TO VENDOR:

Joseph Welch
12100 Montecito Road, Unit #127
Los Alamitos, CA 90720
Tel: (562) 257-6355
Fax: _____

IF TO CITY:

City of Santa Fe Springs
11710 E. Telegraph Rd.
Santa Fe Springs, CA 90670
Tel: 562- 868-0511
Fax: _____

Attn: Joseph Welch

Attn: Gus Hernandez

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

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

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

6.6. Indemnification and Hold Harmless. Vendor agrees to defend, indemnify, hold free and harmless the City, its elected officials, officers, agents and employees, at Vendor's sole expense, from and against any and all claims, actions, suits or other legal proceedings brought against the City, its elected officials, officers, agents and employees relating to the Vending Machines or arising out of the acts or omissions of the Vendor, its employees, and/or authorized subvendors. The defense obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by the Vendor, its employees, and/or authorized subvendors, but shall be required whenever any claim, action, complaint, or suit asserts as its basis the Vending Machines or the acts or omissions of the Vendor, its employees, and/or authorized subvendors, and/or whenever any claim, action, complaint or suit asserts liability against the City, its elected officials, officers, agents and employees based upon the Vending Machines or the acts or omissions of the Vendor, its employees, and/or authorized subvendors under this Agreement, whether or not the Vendor, its employees, and/or authorized subvendors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the Vendor shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the City.

6.7. Non-Liability. CITY shall not be liable for any damages to the Vending Machines, due to fire, theft, vandalism or any other cause with the exception of willful misconduct of CITY.

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

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

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

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

(SIGNATURES FOR THIS AGREEMENT APPEAR ON THE NEXT PAGE.)

VENDOR: Healthier 4 U Vending, Joseph Welch

By: _____
(Signature)

(Print Name)

(Title)

CITY OF SANTA FE SPRINGS
A Municipal Corporation

John M. Mora
Mayor

ATTEST:

Janet Martinez, CMC
City Clerk

APPROVED AS TO FORM:

Ivy M. Tsai
City Attorney



City of Santa Fe Springs

City Council Meeting

ITEM NO. 14

August 17, 2021

NEW BUSINESS

Approval of Volunteer Services Agreement between City of Santa Fe Springs and Horrigan Cole Enterprises, Inc., DBA Cole Vocational Services for Fiscal Year 2021-2022

RECOMMENDATION

- Approve a 1-year volunteer services agreement between the City of Santa Fe Springs and Horrigan Cole Enterprises, Inc., DBA Cole Vocational Services.

BACKGROUND

The City of Santa Fe Springs has a long standing volunteer partnership with Horrigan Cole Enterprises, Inc., DBA Cole Vocational Services, an agency that provides independent living day programs and employment services to adults with intellectual and developmental disabilities. Through a range of partnerships with other community-based organizations, businesses, and local municipalities, Cole Vocational Services helps individuals build employment-related skills so they may achieve personal successes.

Cole Vocational Services has been a part of the City's volunteer program since 2014. We have a consistent group of volunteers help in the Gus Velasco Neighborhood Center pantry (Gus' Kitchen), assisting with different tasks from sorting cans and clothing, to organizing the pantry, and labeling, amongst other tasks.

The City of Santa Fe Springs formalized the partnership with Cole Vocational Services in 2018 by adopting a Volunteer Services Agreement. The agreement was intended to set forth the responsibilities of Cole Vocational Services in providing volunteer services to the City of Santa Fe Springs. For the 2020-2021 term, the agreement was not renewed due to the suspension of volunteer opportunities as a result of the Covid-19 pandemic and City facility closures. With the City re-opening and anticipation of volunteer opportunities gradually being offered, we are requesting a new agreement be approved for fiscal year 2021-2022.

LEGAL REVIEW

The City Attorney has reviewed the revised Volunteer Services Agreement.

FISCAL IMPACT

Under the terms of this agreement, the City will continue to pay for the volunteers' livescan. All volunteer background checks have already been budgeted in the Volunteer Program Budget. There will not be any additional fiscal impact.



City of Santa Fe Springs

City Council Meeting

August 17, 2021

The Council may wish to call upon Ed Ramirez, Family and Human Services Manager, to answer questions the Council may have.

A handwritten signature in blue ink, appearing to read "Domini" followed by a stylized "for".

Raymond R. Cruz
City Manager

Attachment:

1. Volunteer Services Agreement between Horrigan Cole Enterprises, Inc., DBA Cole Vocational Services and City of Santa Fe Springs for fiscal year 2021-2022.

**VOLUNTEER SERVICES AGREEMENT
HORRIGAN COLE ENTERPRISES, INC.
AND CITY OF SANTA FE SPRINGS**

This Volunteer Services Agreement (Agreement) is entered into by and between Horrigan Cole Enterprises, Inc., DBA Cole Vocational Services (CVS) and the City of Santa Fe Springs, a municipal corporation (City).

R E C I T A L S

CVS is a non-profit organization focused on helping adults with intellectual and developmental disabilities build increasing rich and independent lives, and providing day programs and employment services to adults with intellectual and developmental disabilities.

The City, through its Family & Human Service Division (SFSFHS), serves City residents with a wide variety of programs and services, including the Food Pantry and Gus' Kitchen, which would benefit from the efforts of volunteers.

CVS seeks City assistance and the City desires to allow for placement of CVS clients in such volunteer positions as would benefit all parties.

This agreement is intended to set forth the responsibilities of CVS in providing volunteer services to the City of Santa Fe Springs.

A G R E E M E N T

NOW, THEREFORE, the parties agree as follows:

1. **TERM:** The term of this Agreement shall begin September 1, 2021 and will end August 31, 2022.
2. **CVS RESPONSIBILITIES:** CVS agrees to the following:
 - A. CVS shall provide one (1) or two (2) staff/designees who will work collaboratively with SFSFHS staff in providing volunteer opportunities.
 - B. CVS staff shall work collaboratively with SFSFHS Division staff on the completion of volunteer applications which includes obtaining waivers and releases and a release of information from guardians (if applicable) to enhance the coordination of services through exchange of information. The exchange of information will be governed by all applicable County, State, and Federal laws, HIPAA privacy, policies, and procedures.

- C. CVS staff shall provide ongoing supervision to CVS clients during clients' volunteer hours of service.
- D. CVS shall certify that it has completed the criminal background check of all staff and volunteers required by CA Civil Code 1786.18. Staff and volunteers must have cleared their LiveScan prior to commencing volunteer service.
- E. CVS shall certify that all staff and volunteers have cleared their TB test prior to commencing volunteer service.
- F. CVS staff and volunteers shall follow existing SFSFHS policies and procedures that are not in conflict with legal and ethical standards.
- G. CVS shall not provide any clients for volunteer work without first having acquired appropriate waivers and releases for volunteer work on a form substantially similar to the form set forth in Exhibit A or as otherwise deemed acceptable by City.

3. **CITY OF SANTA FE SPRINGS FAMILY AND HUMAN SERVICES**
DIVISION RESPONSIBILITIES: City agrees to the following:

- A. SFSFHS staff will assist in the completion of volunteer applications and other required documents.
- B. SFSFHS staff will make a strong commitment to support the services provided by CVS for the benefit of their clients.
- C. SFSFHS will work collaboratively with CVS in introducing and implementing the policy and procedures set forth of Gus' Kitchen.
- D. SFSFHS will provide the necessary training, supplies, and equipment as follows:
 - a. Volunteer ID badge
 - b. Volunteer t-shirt
 - c. Access to Gus' Kitchen based on the time agreed to provide volunteer service or other locations within the City (if applicable)
 - d. Phone for emergency use only
 - e. Provide proper training on lifting, storing, and use of equipment
 - f. Provide the necessary equipment needed (i.e., step ladders, back braces, brooms, etc.)

4. INDEMNIFICATION AND INSURANCE:

- A. CVS agrees to defend, indemnify, hold free and harmless the City, its elected and appointed officials, officers, agents and employees, at CVS's sole expense, from and against any and all claims, demands, actions, suits or other legal proceedings brought against the City, its elected and appointed officials, officers, agents and employees arising out of the performance of CVS, its employees, and/or authorized subcontractors, agents, or volunteers of the work undertaken by CVS related to this Agreement, the placement of volunteers with the City, and acts or omissions of CVS client placed with the City as volunteers. The defense obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by CVS, its employees, and/or authorized subcontractors, agents, or volunteers, but shall be required whenever any claim, action, complaint, or suit asserts as its basis the negligence, errors, omissions or misconduct of CVS, its employees, and/or authorized subcontractors, agents, or volunteers, and/or whenever any claim, action, complaint or suit asserts liability against the City, its elected and appointed officials, officers, agents and employees based upon the work performed by CVS, its employees, and/or authorized subcontractors, agents, or volunteers related to this Agreement, whether or not CVS, its employees, and/or authorized subcontractors, agents, or volunteers are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, CVS shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the City.
- B. During the term of this Agreement, CVS shall purchase and maintain, at its sole cost and expense, (1) Workers' Compensation Insurance with statutory limits (2) Employers Liability Insurance with limits of not less than \$ 1,000,000.00 for each accident, (3) General and Auto Liability Insurance, including bodily injury and property damage coverage, with limits of not less than \$ 1,000,000.00 per occurrence and \$ 2,000,000.00 in the aggregate, and (4) Professional Liability Insurance covering errors and omissions with limits of not less than \$ 1,000,000.00 per occurrence. Concurrent with the execution of this Agreement, CVS shall provide to SFSFHS certificates of insurance for the above insurance coverage requirements. The General Liability Insurance and Auto Liability Insurance policies shall be endorsed to name the City of Santa Fe Springs as an additional insured and to be primary as respects the City with any insurance maintained by the City as excess and not contributing with the insurance provided by CVS.

5. CONSIDERATION:

The Parties agree that no compensation is being exchanged pursuant to this agreement. Due to the availability of volunteer opportunities, CVS

gains valuable work experience opportunities for CVS client's which the clients may not otherwise have.

6. MISCELLANEOUS:

- A. Amendment. This Agreement may be modified, revised, amended, or renewed by the mutual written consent of CVS and City. During this agreement, CVS or City may, with sole discretion, have the right to cancel the Agreement and terminate the service and agreement within thirty days written notice.
- B. Non-discrimination. In performing this Agreement, CVS shall not engage in, nor permit its agents to engage in, discrimination in employment of persons because of their race, religion, color, national origin, ancestry, age, physical or intellectual disability, medical condition, genetic information, pregnancy, marital status, sex, gender, gender identity, gender expression, or sexual orientation, except as permitted pursuant to Section 12940 of the Government Code.
- C. Independent Contractor. CVS is and shall be acting at all times as an independent contractor and not as an employee of City. CVS shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of CVS or any of Consultant's employees, except as set forth in this Agreement. CVS shall not, at any time, or in any manner, represent that it or any of its or employees are in any manner agents or employees of City. CVS shall secure, at its sole expense, and be responsible for any and all payment of Income Tax, Social Security, State Disability Insurance Compensation, Unemployment Compensation, and other payroll deductions for CVS and its officers, agents, and employees, and all business licenses, if any are required, in connection with the services to be performed hereunder. CVS shall indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. CVS further agrees to indemnify and hold City harmless from any failure of CVS to comply with the applicable worker's compensation laws. City shall have the right to offset against the amount of any fees due to CVS under this Agreement any amount due to City from CVS as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this paragraph.
- D. PERS Eligibility Indemnification. In the event that CVS or any employee, agent, or subcontractor of CVS providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, CVS shall indemnify,

defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of CVS or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

- E. No Third Party Beneficiary Rights. This Agreement is entered into for the sole benefit of City and Consultant and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.
- F. Headings. Paragraphs and subparagraph headings contained in this Agreement are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.
- G. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance. Notwithstanding the foregoing, if the value of this Agreement, based upon the substantial benefit of the bargain for any party, is materially impaired, which determination made by the presiding court or arbitrator of competent jurisdiction shall be binding, then both parties agree to substitute such provision(s) through good faith negotiations.
- H. Governing Law. This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Los Angeles County, California.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

**FOR HARRIGAN COLE
ENTERPRISES, INC.:**

Tammy Castillo, Executive Director
Harrigan Cole Enterprises, Inc.

Ray Cruz, City Manager
City of Santa Fe Springs

Exhibit A

VOLUNTEERS

Release of Liability and Assumption of Risk

The purpose of this agreement is to exempt, waive and relieve the Released Parties from any and all liability for wrongful death, personal injury, and property damage, including, but not limited to, liability arising from the negligence of Released Parties. "Released Parties" include The City of Santa Fe Springs ("City"), and its affiliate and subsidiary agencies, authorities, committees, and commissions and their officials, officers, agents, employees, and other volunteers and, if applicable, the owners, operators, and lessors of premises on which the activities or events take place ("Released Parties"). In consideration of the undersigned Participant being allowed to participate in any way in volunteer activities in the City of Santa Fe Springs events and activities, the Undersigned ("Undersigned" means the Participant or the Participant's parent, legal guardian, or legal representative when the Participant is under the age of 18 or legally incapacitated) agrees and acknowledges as follows:

1. Release and Indemnification. Undersigned (a) unconditionally releases, forever discharges, and agrees not to sue the Released Parties for any claims or causes of action for any liability or loss of any nature, including personal injury, death, and property damage, arising out of or relating to Participant's participation in the activities, including, but not limited to claims of negligence, breach of warranty, and/or breach of contract the Undersigned may or will have against the Released Parties; and (b) agrees to indemnify, defend, and hold harmless the Released Parties from and against any liability or damage of any kind and from any suits, claims or demands, including legal fees and expenses whether or not in litigation, arising out of, or related to, Participant's participation in the activities.

2. Medical Authorization. I further expressly authorize the provision of emergency medical aid to me and/or Participant if needed during the volunteer activities.

3. No Insurance. I acknowledge that the Released Parties have not arranged and does not carry any insurance of any kind for my benefit or of Participant, my parents, guardians, trustees, heirs, executors, administrators, successors and assigns. I represent that, to my knowledge, I am in good health and suffer no physical impairment that would or should prevent my participation in Volunteer Activities.

4. Photo Release. I hereby grant permission to City, its legal representatives and assigns, and those acting with their authority copyright and use, re-use, and publish, and re-publish photographic portraits or pictures, television/video, web and radio/audio recordings of Participant without further consideration, and I acknowledge City may crop or treat the photographs at its discretion. I hereby waive any right that I may have to inspect or approve the finished product or products or the advertising copy, printed or recorded.

I AM SIGNING THIS DOCUMENT WITH THE INTENT TO RELEASE AND HOLD HARMLESS IN ADVANCE THE CITY OF SANTA FE SPRINGS, AND ITS ELECTED OFFICIALS, OFFICERS, EMPLOYEES AND VOLUNTEERS FROM ALL LIABILITY FOR PERSONAL INJURY, PROPERTY DAMAGE AND/OR WRONGFUL DEATH CAUSED BY THE ACTIVE OR PASSIVE NEGLIGENCE OF ANY OF THE FOREGOING, TO THE MAXIMUM EXTENT PERMITTED BY LAW. I HAVE READ THIS DOCUMENT AND UNDERSTAND AND ACKNOWLEDGE THAT I AM GIVING UP IMPORTANT LEGAL RIGHTS BY SIGNING THIS DOCUMENT.

Printed Name of Adult or Child Participant

Signature of Participant or Parent/Guardian

Date

Emergency contact(s):

Name _____ Relationship _____ Phone _____

Name _____ Relationship _____ Phone _____



City of Santa Fe Springs

City Council Meeting

ITEM NO. 15

August 17, 2021

NEW BUSINESS

Fitness Court Project at Los Nietos Park - Authorize the Purchase of Equipment and Award of Contract

RECOMMENDATION

- Authorize the purchase of Fitness Court® Equipment for the Fitness Court Project at Los Nietos Park;
- Authorize the Director of Purchasing to issue a purchase order in the amount of \$122,185.33 to process this order;
- Accept the proposal for installation;
- Award a contract to Engineered Installation Solutions, of Fort Mill, SC, in the amount of \$27,000.00.

BACKGROUND

At the City Council meeting on April 20, 2021, City Council approved the Fitness Court project at Los Nietos Park and appropriated funding for this project. Fitness Court® is trademarked and owned by National Fitness Campaign LP. As such, this product cannot be procured from any other organization. The Fitness Court® and each element is manufactured only by National Fitness Campaign LP. It is impossible to not only procure the elements as a system, but individually. Every aspect of the Fitness Court®, including the functional design of all equipment, structural engineering, and elements are the property of National Fitness Campaign LP. The individual elements are each named and registered with a unique design and serial number. Because the design of the elements is owned by National Fitness Campaign LP and not licensed to any other organization or distributor, it is not possible to procure them anywhere else.

In order to fully install The Fitness Court® in compliance with and to validate the official Fitness Court Warranty, proper installation requirements include:

1. Installation of a concrete slab (specifications provided by NFC)
2. Installation of compatible fitness flooring (materials provided by NFC)
3. Assembly and installation of The Fitness Court® equipment (materials provided by NFC)
4. Application of required signage and vinyl decals (materials provided by NFC)

The official installation partner of National Fitness Campaign LP is Engineered Installation Solutions LLC (EIS), located in Fort Mill, SC. EIS offers services to complete requirements (2), (3) and (4) listed above. Item (1) will be performed in-house by the Public Works Department. Though other contractors or agencies may provide the installation services described, no other vendor is the officially recommended installation partner of NFC, and not installing with the recommended installation partner will void the Fitness Court Warranty.

Section §34.19 of the City's Municipal Code, Purchase by Bidding Required Generally, Instances Where Bidding Is Not Required, states that:

(A) ... Bidding may be dispensed with...when the commodity can be obtained from only one vendor...

(B) Bidding may also be dispensed with, by order of the City Council, if the Council shall find, with respect to a specific purchase, that:

1. The best interest of the city require a negotiated purchase; and
2. The proposed negotiated purchase will result in a cost to the city not greater than the projected costs of the purchase after bidding.

In this case, the purchase of the equipment and installation meet criteria (A), (B) (1) and (B) (2) criteria identified in the City's municipal code.

Other local agencies that have purchased equipment from Fitness Court and installed by EIS include the cities of Alhambra, Lynwood, Monterey Park and Santa Ana.

FISCAL IMPACT

At the City Council meeting on April 20, 2021, City Council approved to appropriate \$266,000 from the Utility Users Tax. Staff has applied for the Prop 68 per capita grant funding, which will reimburse the City in the amount of \$188,953.

The total project cost breakdown, as initially presented is as follows:

Expenditures

Fitness Court Equipment	\$130,000
Construction	\$70,000
Engineering	\$20,000
Inspection	\$16,000
Contingency	\$30,000
Total Project Cost	\$266,000

INFRASTRUCTURE IMPACT

The Fitness Court Impact will provide for exercise equipment at Los Nietos Park that we currently don't have. This equipment will be an additional amenity for the community to stay healthy.



Raymond R. Cruz
City Manager

Attachment

1. Attachment 1 – Quote for Equipment
2. Attachment 2 – Sole Source Letter for Equipment Purchase
3. Attachment 3 – Schematic Overview
4. Attachment 4 – Proposal from Engineered Installation Solutions
5. Attachment 5 – Recommended Installer Letter
6. Attachment 6 – Contract Agreement



ATTACHMENT 1

QUOTE

Santa Fe Springs, CA
11710 Telegraph Road
SANTA FE SPRINGS CA 90670

Date
Jun 7, 2021


Expiry
Jun 11, 2021

Quote Number
QU-0658

National Fitness
Campaign LLC
For all questions
regarding this quote,
contact:
purchasing@nfchq.com

Description	Quantity	Unit Price	Tax	Amount USD
Fitness Court and National Campaign Resources - Includes Official Installation Kit	1.00	128,000.00	10.5%	128,000.00
2021 Spring Material Cost Increase- Raw Steel (SUBJECT TO CHANGE)	1.00	5,765.00	10.5%	5,765.00
2021 State Program Grant Funding Award	1.00	(25,000.00)	10.5%	(25,000.00)
Freight, Packing and Insurance for shipment	1.00	2,000.00	Tax Exempt	2,000.00
Subtotal				110,765.00
TOTAL CALIFORNIA 10.5%				11,420.33
TOTAL USD				122,185.33

Terms

 Gus Hernandez
Parks & Recreation Services Manager

1. PAYMENT TERMS

Purchaser will pay Seller 100% of the Purchase Price within 30 days of the Delivery Date. Purchaser is responsible for payment of shipping costs, including packing, insurance and freight. These payment terms will apply unless other approved payment terms have been agreed to by both parties.

2. TAX EXEMPTION

This quoted total is based upon Purchaser's tax exempt status, for which verifying documentation must be provided to Seller. If Purchaser is not tax exempt, sales tax will be applied before Purchase Price is to be considered final or binding.



National Fitness Campaign LP | PO Box 2367, San Francisco CA 94126 | info@nfchq.com

February 23rd, 2021

To Whom it May Concern,

National Fitness Campaign LP is a consulting firm that partners with public and private organizations to impact quality of life through changing the built environment and community wellness practices. The NFC initiative provides design and planning services, a trademarked outdoor infrastructure product, the Fitness Court®, an integrated digital ecosystem, the Fitness Court® mobile app and engagement wall, and integrated public art wall to approved cities, schools, and organizations that apply to receive an NFC partnership and bring the program to their selected site location.

This program is highly specialized, and NFC is the only organization in the world that delivers these elements either individually, or as part of an integrated program. For the reasons listed below, the trademark ownership of the system and infrastructure, and the integrated nature of the initiative including services, products, tools and grant funding, it is approved as a sole source across the United States.

A competitive analysis has been conducted by hundreds of cities and institutions across the country, who have concluded that the products and services have no equal. This group includes cities like Sacramento California and Las Vegas Nevada, and institutions such as Stanford University and The University of Colorado at Boulder, where the Fitness Court® and associated tools and services were successfully sole sourced, evidenced by public documentation and approvals which have been documented widely. Further, the Fitness Court® is trademarked and owned by National Fitness Campaign.

While the integrated nature of the products and services is grounds for sole source by most national standards, there are three primary differentiators that validate the sole source justification of the Fitness Court® and national campaign resources, which are described below. In addition to the below descriptions of these three primary items, an appendix is provided as an attachment to this document that provides graphic aids and further detailed information regarding the differentiation of this program and its associated products and services.

1. *Patented Fitness Court® System*

- A. Fitness Court® is trademarked and owned by National Fitness Campaign LP.
 - a. As such, this product cannot be procured from any other organization. Any organization seeking to fund and install a Fitness Court® must do so through National Fitness Campaign LP.
 - i. *See Appendix for Trademark Document from the United States Patent and Trademark Office*
- B. The Fitness Court® and each element is manufactured only by National Fitness Campaign LP. It is impossible to not only procure the elements as a system, but individually. Every aspect of the Fitness Court®, including the functional design of all equipment, structural engineering, elements are the property of National Fitness Campaign LP. The individual elements are each named and registered with a unique design and serial number. Because the design of the elements is owned by National Fitness Campaign LP and not licensed to any other organization or distributor, it is not possible to procure them anywhere else.
- C. The Fitness Court® is available only in a single configuration, shown in the



appendix materials. The system includes over 118 unique elements. There is absolutely no variation in the layout of the elements. Elements can not be added or removed. Spacing cannot be altered. Like many integrated products, Individual elements can not be procured separately.

- D. The Fitness Court® has a patented training envelope that accommodates more users per square foot than any other system in the world. The Fitness Court® is a comprehensive outdoor circuit training system, laid out in 32'x32' of space, for a total of 1024 sq ft of training area. NFC's patented design is able to support 28 simultaneous users on 30 integrated bodyweight training components, derived from the previously stated 118 elements. This configuration is impossible to re-create in only 1024 square feet without NFC's patented equipment and components due to specific requirements set forth by other manufacturers.
- E. Public Art Mural and Digital Engagement Wall
 - a. Each Fitness Court® is designed as a one-of-a-kind work of art that includes a 32'x5.5' public art mural. The mural is an integral component of the Fitness Court design, and makes each Fitness Court® a one-of-a-kind public art installation.
 - b. Further, the mural can be periodically re-designed and introduced, to create a rotating art mural.
 - i. NFC provides integrated consulting and design services to assist in this process.
 - c. Digital Engagement Wall
 - i. On the opposite side of the mural wall, the Fitness Court includes a custom digital engagement wall.
 - 1. This wall provides digital QR codes and embedded, proprietary information regarding the use of the Fitness Court® and Fitness Court App.
 - 2. This information is unavailable from any other organization because it is the IP of National Fitness Campaign LP.
 - 3. Tracking Fitness Court® usage wouldn't be possible without the built in GPS tracking features available on the Fitness Court® digital engagement wall.
 - d. NFC is unaware of any other outdoor fitness element that provides an integrated art mural of any kind.
 - e. Further, NFC has an in-house art studio that designs, produces, and creates the art and custom graphics that are integrated into each Fitness Court.
 - i. This scope of services for design and production of commercial grade, anti-graffiti laminate vinyl specific to the Fitness Court® is not provided by any other organization as an integrated service.

2. Fitness Court® App and Digital Tracking System

- a. Each Fitness Court® is supported by a mobile app called the Fitness Court® App. All IP, including the app itself are owned by National Fitness Campaign LP. The training resources, world-class workout programs, challenges and data analytics features are only available for Fitness Court® users and site partners.
- b. No other outdoor fitness equipment provides a mobile app with the following four categories of functionality:



- c. Mobile App Primary Features
 - 1. Mark Lauren Training Series
 - a. Mark Lauren is a US Special Operations Trainer and Bestselling Author. He has developed 18 proprietary workout programs specifically for the Fitness Court® system. They are only available on the Fitness Court® App. Mark Lauren has no other programs for outdoor fitness equipment available.
 - 2. Fitness Court® App Live Challenge Feature
 - a. This is a proprietary feature that allows a user to score a 7 station circuit on the Fitness Court® using their mobile device. This feature is not available for any other outdoor fitness product of any kind.
 - 3. Annual Data Analytics Reporting
 - a. Each site partner who builds a Fitness Court® receives an annual data report tracking usage on their Fitness Court®.
 - b. To NFC's knowledge, no other manufacturer of any type of outdoor exercise component provides regular, annual report of key usage metrics using digital, GPS based systems.
 - i. The Report is provided by NFC, and includes annual demographic data, user age ranges, Fitness Court app downloads and other important information.
 - ii. This information is generated by NFC's proprietary GPS based data analytics services for each Fitness Court® in America.
 - c. See appendix for sample annual user data report.
 - d. See appendix for additional information regarding the Fitness Court® App.

3. National Grant Funding

- a. National Fitness Campaign LP builds and maintains a National Grant Fund, supported each year by sponsors and partners of the campaign. This funding takes tremendous effort to build, and it is provided by National Fitness Campaign and partners and sponsors to support the mission of making wellness infrastructure free and accessible across America in partnership with leading cities, schools and organizations.
- b. For 2021, National Campaign sponsors include:
 - i. The Keith Haring Fitness Court® Signature Series Collection
 - ii. Engineered Installation Solutions
 - iii. Regupol America
 - iv. USA Shade and Fabric Structures
 - v. Badger Sport
- c. To procure a Fitness Court®, an organization must complete a formal application and be approved for funding and participation. Each partner organization that succeeds in submitting a successful application is eligible to receive a Grant Award which is deducted from the funds required for the NFC program from sponsors of the National Fitness Campaign.



- d. This funding is administered in the preferred method of receipt for each partner organization. Methods include a credit on final invoices for remaining funding, and direct grant disbursements provided by National Fitness Campaign.
- e. This funding is available for a limited number of partners in each state on an annual basis, and is awarded based on merit of application from a qualified site partner, including the requirement for the Fitness Court to build in a publicly accessible location.
- f. For more information, see: <https://nationalfitnesscampaign.com/grants>

No other vendor, distributor or organization makes these materials available for procurement by any city, school, or organization. They must be acquired from National Fitness Campaign LP. If you have further questions regarding this sole source letter or require additional information, please contact us per the information provided on this letterhead.

Sincerely,

Mitch Menaged, *Founder and Director*
National Fitness Campaign LP



FITNESS COURT™

SCHEMATIC DESIGN SET

ATTACHMENT 3



NATIONAL FITNESS CAMPAIGN



NOT FOR CONSTRUCTION

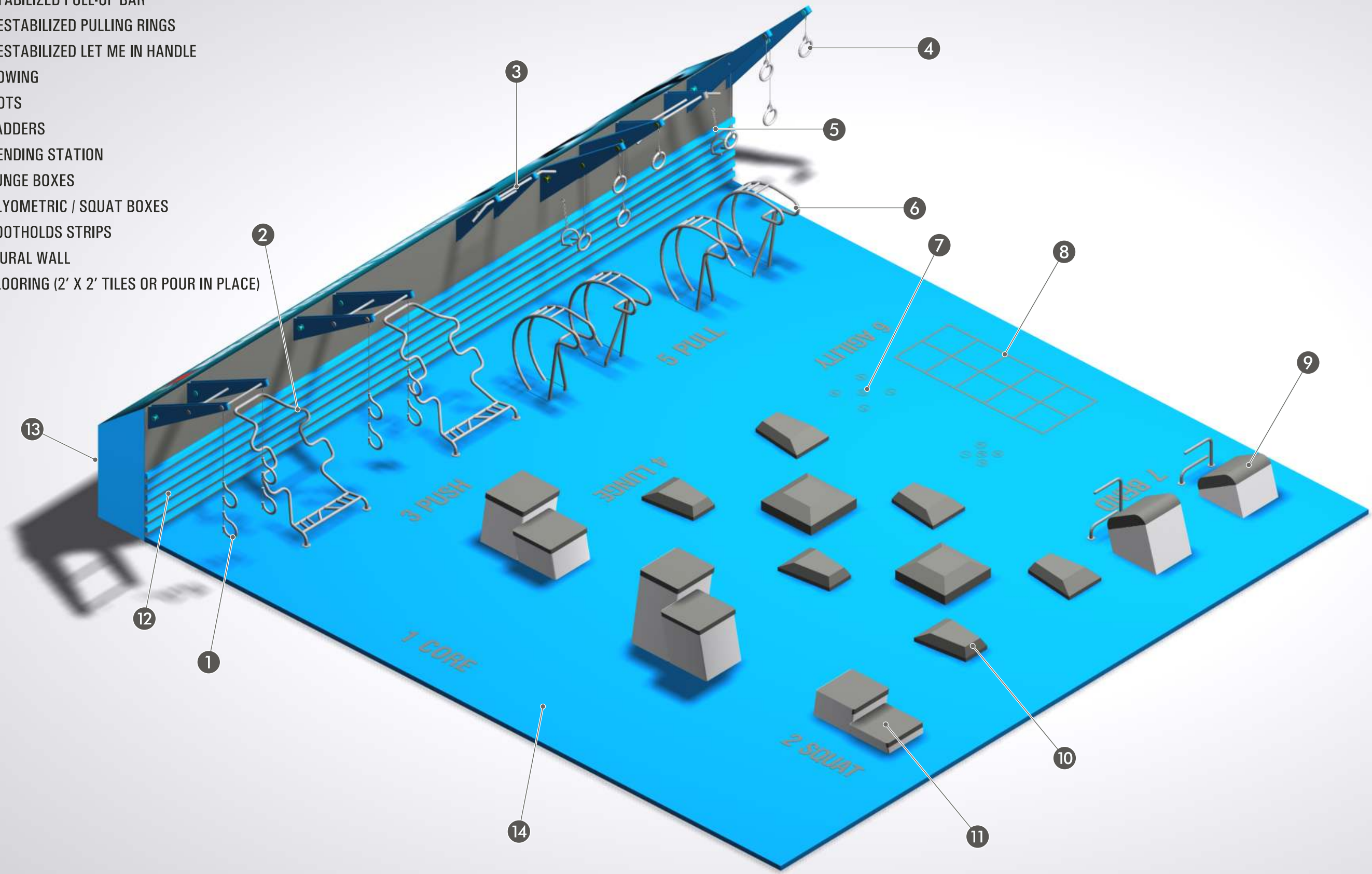
DATE

DESIGN NUMBER
565382

ARCHIVE NUMBER

SHEET
FC 01

- 1 DESTABILIZED PUSHING RINGS
- 2 STABILIZED FREEFORM PUSHING BARS
- 3 STABILIZED PULL-UP BAR
- 4 DESTABILIZED PULLING RINGS
- 5 DESTABILIZED LET ME IN HANDLE
- 6 ROWING
- 7 DOTS
- 8 LADDERS
- 9 BENDING STATION
- 10 LUNGE BOXES
- 11 PLYOMETRIC / SQUAT BOXES
- 12 FOOTHOLDS STRIPS
- 13 MURAL WALL
- 14 FLOORING (2' X 2' TILES OR POUR IN PLACE)



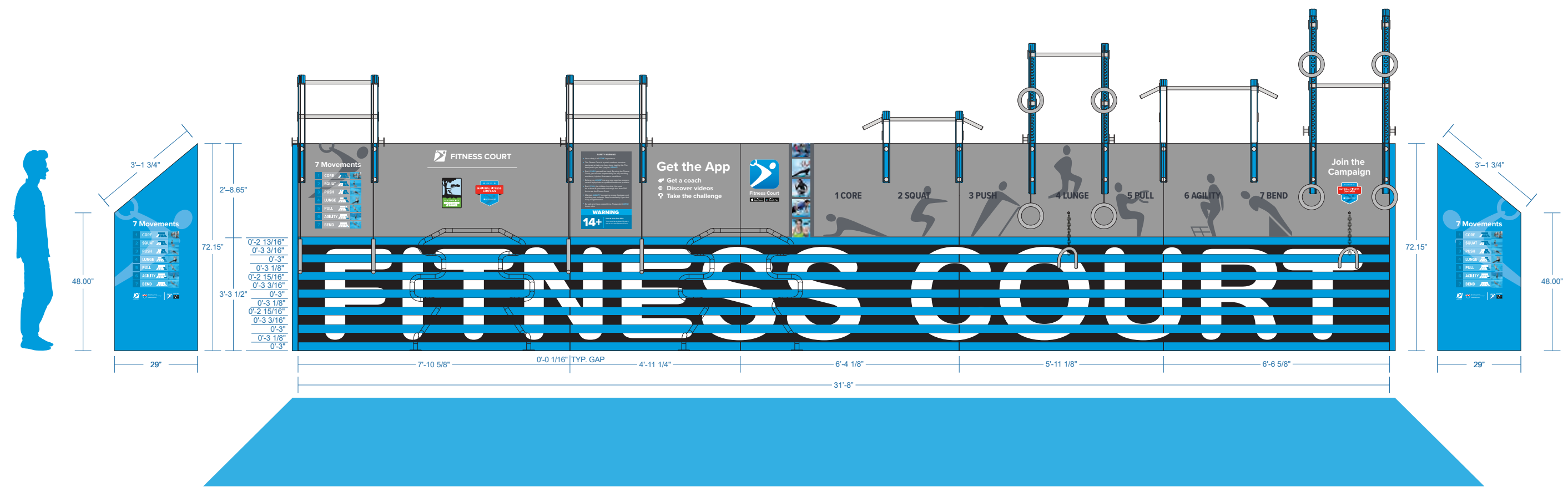
Body Weight Fitness

NOT FOR CONSTRUCTION



NATIONAL FITNESS CAMPAIGN

DATE	06.30.17
DESIGN NUMBER	565382
ARCHIVE NUMBER	
SHEET	FC 02



NOTE: Sponsor Recognition shown for reference only. For Custom Decals, additional fee applies.



NATIONAL FITNESS CAMPAIGN

DATE	06.30.17
DESIGN NUMBER	565382
ARCHIVE NUMBER	
SHEET	FC 03

EQUIPMENT AND FLOOR MARKING LAYOUT

WALL WITH ATTACHED
WALL BRACKETS AND
PULL CHAINS

PUSH STATION
QTY 2

PLYO BOX 1

PLYO BOX 2

PLYO BOX 3
(TALLEST)

PLYO BOX 4

PLYO BOX 5

PLYO BOX 6
(SHORTEST)

PULL STATION RIGHT
QTY 2

PULL STATION LEFT
QTY 2

STATION NAME TEXT
QTY 7 STATION NAMES
(FLOOR MARKING)

LADDER PATTERN
(FLOOR MARKING)

DOTS PATTERN QTY 2
(FLOOR MARKING)

LUNGE STATION 1
QTY 2

LUNGE STATION 2
QTY 8

BEND STATION SHORT

BEND STATION TALL

THIS DOCUMENT IS PROPERTY OF NFC (THE NATIONAL FITNESS CAMPAIGN). THIS DOCUMENT CONTAINS
CONFIDENTIAL AND PROPRIETARY INFORMATION AND MAY ONLY BE USED BY PERMISSION FROM NFC AND
FOR THE PURPOSES AUTHORIZED BY NFC. DISCLOSURE, DUPLICATION, MODIFICATION, OR OTHER USE OF
THIS DOCUMENT IS NOT PERMITTED WITHOUT THE PRIOR WRITTEN PERMISSION OF NFC.

NOT FOR CONSTRUCTION



NATIONAL FITNESS CAMPAIGN

DATE
06.30.17

DESIGN NUMBER
565382

ARCHIVE NUMBER

SHEET
FC 04



July 11, 2021

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

Engineered Installation Solutions (EIS) is pleased to propose Fitness Court installation as supplied by the National Fitness Campaign for the City of Santa Fe Springs (Client) as follows:

Installation of the following items is INCLUDED in the installation:

- Fitness Court Tile (approximately 33 feet x 34 feet) in the location and orientation as agreed with Client
- Anchor Bolts for the Fitness Court equipment as defined in the Installation Instructions
- The Fitness Court equipment as defined in the Installation Instructions
- Floor Marking Paint for the Fitness Court as defined in the Installation Instructions
- Graphics decal package as supplied by NFC
- Compliance with California Prevailing Wage requirements

EIS agrees to work together with the Client on the following items:

- Coordination of local tax & regulatory requirements*
- Coordination of debris & trash removal and recycling*
- Coordination of site security fence during installation*
- Coordination of material delivery to the slab*
- Coordination of required insurance coverage (representative coverage is provided in the attachment)*
- Hand-off of completed documentation and the maintenance kit
- Final inspection of The Fitness Court after installation and a completed Assembly Completion Certificate from the Installation Manual
- * Additional fees may apply if EIS becomes responsible for additional costs not known on the date of this proposal

The following items are specifically not included in the installation and must be available and ready for Fitness Court installation on the date agreed:

- Installation of Concrete Slab (must be cured and ready for tile installation per NFC Slab Drawings)
- Procurement or supply of any Fitness Court Tile, Equipment, Graphics or Installation Kit Material
- Anything else not specifically listed above as included

The price for the installation per the scope defined above and the terms defined herein is **\$27,000.00** (twenty-seven thousand US Dollars). Fifty percent of the price is due upon acceptance and establishment of the installation date. The balance due per this agreement is payable Net 30 days after completion.

EIS looks forward to providing the installation of the Fitness Court for the City of Santa Fe Springs.

Sincerely,

Timothy W. Gunnels, PE
President

Craig J. Ausrud
Vice President



Terms of Proposal:

1. **CONTRACT:** The contract resulting from the acceptance of this order is to be construed according to the laws of the State of Florida. This contract is not assignable by EIS.
2. **SERVICES:** Services will be performed within 120 days unless timing is otherwise affected by the Client.
3. **RESPONSIBILITIES OF PURCHASER:** The following materials are to be furnished by the Client and delivered to the installation site on the day and time agreed between EIS and the Client. EIS will contact Client to arrange and agree on the dates and times.
 - a. Concrete Slab ready for installation of tile per the Slab Drawings
 - b. The Fitness Court as purchased from National Fitness Campaign
 - c. The Fitness Court Tile and associated adhesive and accessories as supplied by National Fitness Campaign
 - d. The Fitness Court Installation Kit as supplied by National Fitness Campaign
 - e. Site Fence to enclose and secure the installation area
 - f. Dedicated Site Access
 - g. Available parking for 1 vehicle adjacent to the installation location
4. **EXCUSABLE DELAY:** Except with respect to defaults of subcontractors, EIS shall not be liable for delays or defaults in installation due to causes beyond its control and without its fault or negligence. Written notice setting forth the cause for any anticipated delay will be given immediately to the Client. Any delay due to default of a subcontractor will be excusable if beyond the control and without the fault or negligence of both EIS and the subcontractor and if EIS established that it could not obtain supplies or services from any other source in time to meet scheduled deliveries.
5. **SCHEDULING / CLIENT DELAYS:** Whereas the agreed installation date for the Fitness Court will be highly coordinated with other Fitness Court installations and changes to the installation schedule that are out of the control of EIS will be very costly to EIS, such schedule changes will be handled as follows:

NOTE: EIS will work with the Client whenever possible to avoid additional incurred charges.

- a. Agreement on the Installation Start Date will be made between Client and EIS 14 calendar days or more prior to the Installation Start Date.
 - b. Changes by the Client to the agreed Installation Start Date more than 14 days from the agreed Installation Start Date will be allowed one time.
 - c. Should it become necessary to make changes to the installation schedule less than 14 days from the agreed start date, Client and EIS will work together to mitigate any possible costs associated with the schedule change. Should the Client make changes to the schedule less than 14 days from the scheduled start date, EIS may add rescheduling fees that cannot be reasonably mitigated. This would be paid as a direct pass through with no additional markup or administration fee.
 - d. The client is responsible to provide the following items to facilitate the EIS installation schedule. Failure to provide the items as agreed may cause delays to the installation that are not the fault of EIS. Remedy of such delays will be the responsibility of the Client. Such delays may require demobilization and / or remobilization fees for a return trip to the site or may require delay fees for extending the duration of the installation while at the site. EIS and Client agree to work together to resolve issues to prevent schedule delays and to prevent the need for demobilization and remobilization.
 - Visible fence around the perimeter of the Fitness Court work area intended to keep the public out of the work area until the Fitness Court installation is approved by the client and is safe for public use.
 - Accessible dumpster in a location as agreed between EIS and Client or agreed arrangements for disposal of packaging material.
 - Delivery of material by the Client to the Fitness Court work area according to the schedule agreed between EIS and the Client. All Fitness Court, Floor Tile, and associated material provided by the Client (sourced from NFC) for EIS installation must be free of defects and in proper condition and ready for EIS installation per the NFC Installation Instructions.
 - Completed and cured concrete slab installed according to the NFC Slab Drawings that is ready for floor tile installation per NFC Installation Manual and Slab Drawing requirements.
6. **DELAYS DUE TO WEATHER OR ACTS OF GOD:** Upon arrival at the installation site, delays that are out of the control of both the Client and EIS such as weather and other "Acts of God" will impact both the Client and EIS from a cost and schedule perspective. Client and EIS agree to work together to mitigate costs associated with such an event. EIS may add rescheduling fees that cannot be reasonably mitigated. This would be paid as a direct pass through with no additional markup or administration fee.



7. **CANCELLATION:** The Client reserves the right to cancel all or any part of the work covered by this agreement if EIS does not deliver services as specified or so fails to make progress as to endanger performance of the work and does not correct such failure within 10 days after receipt of written notice from Client specifying such failure, or if EIS breaches any of the terms hereof. Additionally, performance of work under this agreement may be terminated by the Client at its option, in whole or in part by delivery, or by e-mailing a written notice of termination whenever the Client determines such termination is in its best interest. Upon termination under this paragraph, Client shall pay to EIS the following amounts without duplication:
- a. The purchase order price for all completed deliveries of materials, services or construction not previously paid for.
 - b. The actual costs incurred by EIS in accordance with the purchase order to the extent such costs are reasonable in amount and are properly assigned under generally accepted accounting practices to the terminated portion of the purchase order. Payments shall not exceed the aggregate price specified in the purchase order, less payments otherwise made or to be made.
8. **SAFETY / SECURITY:** EIS has a reasonable expectation of working in a safe environment while performing the work. EIS reserves the right to leave the job site at any time if the EIS site leader judges the work area to be unsafe. If such an event occurs, EIS will contact the Client representative to discuss the event and how to proceed safely with the installation.
9. **ADDITIONAL COSTS:** While the proposed price is intended to be inclusive of the scope described, additional costs due to specific requirements from the Client not known at the time of the proposal will be additional to the amount of the proposal. Examples of such additional costs are special insurance requirements, bonds, fees, permits, etc. EIS reserves the right to provide a revised proposal to cover such fees when discovered. Coverage of additional costs known at the time of the proposal are specifically listed in this proposal.
10. **REMEDIES:** All remedies are herein reserved by the Client and shall be cumulative and in addition to any further remedies provided in law or equity. No waiver of a breach of any provision of this contract shall constitute a waiver of any other breach or of such provision.
11. **ACCEPTANCE:** This quotation may be accepted to form a binding contract upon any one of the following options:
- a. Signature below for the items listed in this quote prior to the expiration date.
 - b. Issuance of a purchase order to Engineered Installation Solutions referencing this quote and the terms and conditions herein prior to the expiration date.
 - c. Formal "Installation Agreement" signed thereafter, prior to scheduling of services.

Agreed and Accepted:

Client Authorized Representative Name Printed: _____

Client Authorized Representative Signature / Date: _____

Date of Acceptance: _____ / _____ / _____



National Fitness Campaign LP | PO Box 2367, San Francisco CA 94126 | installation@nfchq.com

January 15, 2020

To Whom it May Concern,

National Fitness Campaign LP (NFC) is the official supplier of The Fitness Court® and National Campaign Program.

The Fitness Court® is trademarked and owned by National Fitness Campaign LP.

In order to fully install The Fitness Court® in compliance with and to validate the official Fitness Court Warranty, proper requirements include:

1. Installation of a concrete slab (specifications provided by NFC)
2. Installation of compatible fitness flooring (materials provided by NFC)
3. Assembly and installation of The Fitness Court® equipment (materials provided by NFC)
4. Application of required signage and vinyl decals (materials provided by NFC)

The official installation partner of National Fitness Campaign LP is Engineered Installation Solutions LLC.

Engineered Installation Solutions LLC offers services to complete requirements (2) and (3) listed above: installation of compatible fitness flooring and The Fitness Court® equipment.

Though other contractors or agencies may provide the installation services described, no other vendor is the officially recommended installation partner of NFC.

If you have further questions regarding this recommendation letter, please contact us per the information provided on this letterhead.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mitch Menaged'.

Mitch Menaged, Founder and Director
National Fitness Campaign LP

CITY OF SANTA FE SPRINGS
CONTRACT AGREEMENT
FOR
INSTALLATION OF THE FITNESS COURT EQUIPMENT AND
FLOORING AT LOS NIETOS PARK

IN THE CITY OF SANTA FE SPRINGS

This Contract Agreement is made and entered into the above-stated project this ___ of ___, 2021 BY AND BETWEEN the City of Santa Fe Springs, as AGENCY, and **Engineered Installation Solutions** as CONTRACTOR in the amount of **\$27,000.00.**

WITNESSETH that AGENCY and CONTRACTOR have mutually agreed as follows:

ARTICLE I

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

ARTICLE II

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

ARTICLE III

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

ARTICLE IV

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

ARTICLE V

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

ARTICLE VI

CONTRACTOR agrees to indemnify, defend and hold harmless AGENCY and all of its officers and agents from any claims, demand or causes of action, including related expenses, attorney's fees, and costs, based on, arising out of, or in any way related to the work undertaken by CONTRACTOR hereunder.

ARTICLE VII

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

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

CONTRACTOR

By: _____

NAME, TITLE

ADDRESS

THE CITY OF SANTA FE SPRINGS

By: _____

JOHN M. MORA, MAYOR

ATTEST:

JANET MARTINEZ, CITY CLERK

APPROVED AS TO FORM:

IVY M. TSAI, CITY ATTORNEY

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____ before me, _____
Date *(Insert Name and Title of the Officer)*

Personally appeared _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

(Place Notary Seal Above)



City of Santa Fe Springs

City Council Meeting

ITEM NO. 16

August 17, 2021

NEW BUSINESS

Approval of Agreement between the City of Santa Fe Springs and California State University, Long Beach for Student Intern Program

RECOMMENDATIONS

- Approve Library Education Student Field Placement Agreement between the City of Santa Fe Springs and California State University, Long Beach.
- Authorize the Mayor to execute and sign the Library Education Student Field Placement Agreement between the City of Santa Fe Springs and California State University, Long Beach.

BACKGROUND

The Santa Fe Springs City Library would like to partner with California State University, Long Beach to provide graduate students in the Teacher Librarian credential program with valuable fieldwork experience working with students and families.

In order to qualify for the internship program, students are required to have a Bachelor's Degree and a teaching credential. This fieldwork is meant to be the culminating experience of the Teacher Librarian credential experience and interns must spend 45 hours at a fieldwork site. Once placed, student interns have the opportunity to apply instructional design principles within the library environment, promote reading, and organize collections according to cataloging principles. In addition, student interns will assist the Librarian II for Children's Services in designing, developing, implementing and assessing student learning experiences in the Library. Student interns will be trained and coached by our Librarian II who will provide hands-on training and guide activities which will address the students' program learning outcomes while providing service to the community.

The Santa Fe Springs City Library provides a vibrant public library environment which prepares the interns for full-time employment in the Library field upon graduation. This is all due to the level of preparation they receive, the broad foundation of services we provide, and the wide range of ages and populations we serve.

FISCAL IMPACT

This is a non-monetary agreement and has no fiscal impact to the general fund. The agreement allows for additional paraprofessional library resources to serve community residents.

LEGAL REVIEW

The City Attorney has reviewed the California State University Long Beach Library Education Student Field Placement agreement.



City of Santa Fe Springs

City Council Meeting

August 17, 2021

Raymond R. Cruz
City Manager

Attachments:

1. Library Education Student Field Placement Agreement between the City of Santa Fe Springs and California State University, Long Beach
2. Exhibit A – Educational Technology and Media Fieldwork

LIBRARY EDUCATION STUDENT FIELD PLACEMENT AGREEMENT

This agreement ("Agreement") is between the Trustees of the California State University (CSU) on behalf of California State University Long Beach ("University") and _____ ("Site").

University's College of Education offers degree programs in a wide variety of disciplines, which are academically enhanced by practical experiences outside of the traditional classroom setting. Site shall provide practical experience pursuant to the terms of this Agreement and serve as a learning site offering facilities, resources and supervision to students. In consideration the mutual promises and conditions set forth below, University and Site ("Party or Parties") agree as follows:

- I. **EDUCATIONAL PROGRAMS** – The following University educational programs are included in this Agreement and are governed by the corresponding Exhibit(s), incorporated as if fully stated herein:

Exhibit A – EDUCATIONAL TECHNOLOGY AND MEDIA FIELDWORD Protocol, consisting of one (1) page.

II. **GENERAL PROVISIONS**

- A. **Term of Agreement** - The term of this Agreement shall begin upon full execution and continue until _____. Either Party may terminate this agreement upon thirty (30) days written notice. If either Party sends a Notice of Termination prior to the completion of an academic semester, all students enrolled at that time shall be allowed to continue their placement until the conclusion of that academic semester.
- B. **Relationship of Parties** – Site (including its employees and agents) shall act in an independent capacity and not as officers, employees or agents of CSU or University. Nothing in this Agreement shall be construed to constitute a partnership, joint venture or any other relationship other than that of independent contractors. University students performing internship work are learners, completing course requirements for academic credit towards a degree or certification, and are not employees or agents of University.
- C. **Legal Responsibility** – Site shall be responsible for damages caused by the negligence of its officers, employees and agents. University shall be responsible for the damages caused by the negligence of its officers, employees and agents. The intent of this paragraph is to impose responsibility on each party for the negligence of its officers, employees and agents, consistent with California law.
- D. **Insurance** – Each Party to this agreement shall maintain General Liability Insurance (or a program of self-insurance), comprehensive or commercial form, with minimum limits of \$1,000,000 for each occurrence and \$2,000,000 general aggregate, and workers compensation coverage as required by law. University shall arrange for students to be covered by an insurance policy providing general and professional liability with limits of \$2,000,000 each occurrence and \$4,000,000 general aggregate. Students' coverage includes educators' errors & omissions coverage.
- E. **Confidentiality of Student Records** – University student records shall remain confidential as required by the Family Educational Rights and Privacy Act (FERPA). Neither Party shall release any protected student information without written consent of the student, unless required to do so by law or as dictated by the terms of this Agreement.
- F. **Pre-Placement Clearances** – If Site requires a health history, tuberculosis testing, or current immunization records for University students prior to placement, students shall provide satisfactory documentation directly to Site. If Site requires University students undergo a background check or fingerprinting prior to placement, University students shall provide satisfactory results directly with Site.
- G. **Orientation, Student Safety and Personal Risk** – Site shall provide an orientation of its site and all relevant policies and procedures to assigned students and University faculty. Site shall inform the participating student of any potential health or safety risks associated with the location of their field placement
- H. **Acceptance, Termination & Nondiscrimination in Placements** – Site has discretion regarding the number of placements it receives, and has discretion to terminate the assignment of any University student at Site if such student is failing to perform satisfactorily to Site. Site shall notify University in writing of its desire to terminate the placement of University student. University may withdraw a University student assigned to Site for any academically related reason. Neither Party shall deny placement to any student on the basis of religion, color, ethnic group identification, sex, age, physical or mental disability, nor

may they discriminate unlawfully against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical handicap, mental disability, medical condition, marital status, age (over 40) or sex.

- I. Services Responsibility-** Site retains professional and administrative responsibility for services rendered at the Site
- J. Locations** – All locations under Site’s management or control will be covered by the terms of this Agreement.
- K. Governing Law** – This agreement shall be construed in accordance with and governed by the laws of the State of California, except where superseded by federal law. All actions or proceedings arising in connection with this Agreement shall be subject to the exclusive jurisdiction of the state courts of the County of Los Angeles, State of California.
- L. Assignments** - This Agreement is not assignable in whole or in part by either Party.
- M. Endorsement** - Nothing contained in this Agreement shall be construed as conferring on any party hereto any right to use the other party’s name as an endorsement of product/service or to advertise, promote or otherwise market any product or service without the prior written consent of the other parties. Furthermore, nothing in this Agreement shall be construed as endorsement of any commercial product or service by University its officers or employees.
- N. Fair Labor Standards Act and Displacement of Organization Employees** – It is not the intention of this Agreement for students to perform services that would displace or replace regular employees of the Site. Work performed by students is toward the completion of course/programs for their academic degree.
- O. Severability** - If any provision of this agreement is held invalid by any law, rule, order of regulation of any government, or by the final determination of any state or federal court, such invalidity shall not affect the enforceability of any other provision not held to be invalid.
- P. Authority** - Each party represents and warrants that the person(s) signing below on its behalf has the authority to enter into this Agreement and that this Agreement does not violate any of its existing agreements or obligations.
- Q. Entire Agreement** – This document contains the entire agreement and understanding of the Parties, and supersedes all prior agreements, arrangements, and understandings with respect to the subject matter of this document. No amendment, alternation or variation of the terms of the Agreement shall be valid unless made in writing and signed by the Parties hereto.

Site:

(please enter the complete legal name of the entity)

ContractServices@csulb.edu

City, State, Zip

Phone Number

e-mail

Site Signature

Date

Name and Title

University:

California State University, Long Beach
Attn: Procurement & Contractual Services
1250 Bellflower Blvd., BH-346

Long Beach, CA 90840-0123 *Street address* (562) 985-4296 FM-

University Authorized Signature

Date

Name and Title

Exhibit A
EDUCATIONAL TECHNOLOGY AND MEDIA FIELDWORK

Scope of Services:

“Field Experience”, as used herein and elsewhere in this agreement, means active participation in the duties and functions of library science professionals, while under the direct supervision and instruction of employees of the Site. Such employees shall hold a minimum of an appropriate master’s degree (such as Masters in Educational Technology, Applied Disability Studies, or other relevant field of study) or a Teacher Librarian Sciences Credential, must have demonstrated experience in working with the community, and must be experienced with the incorporation of technology in library media programs, unless otherwise agreed-upon between the Parties. The Field Experiences shall be of reasonable quality, merit, and scope and be designed to prepare the student to assume full time professional responsibilities as a library professional, while enabling the University to determine the degree of competence of the student to assume professional library responsibilities.

1. Site shall provide in-person Field Experience, as defined above, to students enrolled in Teacher Librarian Services Credential or other appropriate master’s degree curricula (such as Masters in Educational Technology, Applied Disability Studies, or other relevant field of study) at University.
2. A semester unit of Field Experiences is 30 hours of professional-level work, with the understanding that the University student shall have at least 1.5 semester units (45 hours), but not more than 3 semester units (90 hours), of Field Experiences at one site.
3. The University shall provide a coordinating supervisor, herein designated as the “Coordinator”, to oversee the field experience. The Coordinator meets with the Site supervisor and the University student to plan the field experiences and supervise the implementation.
4. The Site supervisor shall communicate with the University Coordinator regularly in terms of providing formative assessment of the student’s work. The supervisor shall submit a written summative evaluation of the University student to the Coordinator at least two weeks prior to the end of the semester in which the student has the field experiences at the Site. The summative evaluation also serves to verify that the University student has completed the 45 required hours of field experiences at the Site.
5. The assignment of a University student to Field Experience at the Site shall be deemed to be effective, for purposes of this agreement, on the date the student presents to the proper authorities of the Site, proper documentation from the University affecting such assignment, but not earlier than the date of such assignment as shown on the University documents.



City of Santa Fe Springs

City Council Meeting

ITEM NO. 17

August 17, 2021

NEW BUSINESS

Purchase of One (1) Towable Concrete Mixing Trailer by Awarding an Order to Cart-Away Concrete Systems, Inc.

RECOMMENDATION(S)

- Purchase of one (1) Towable Concrete Mixing Trailer by Awarding an Order to Cart-Away Concrete Systems, Inc.;
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$34,681.20 to Cart-Away Concrete Systems, Inc.

BACKGROUND

The City Council approved the purchase of one (1) Cart-Away Towable Concrete Mixing Trailer in the Fiscal Year 2021/22 budget. Currently staff rents a concrete trailer for jobs over one yard. This concrete mixing trailer will be used primarily by Public Works Maintenance; particularly Street & Grounds, Water Utility, and Signal & Street Lighting Divisions to mix and transport concrete to various city job sites.

PDQ Rentals was used to quantify a budget estimate and submitted a bid for this purchase request. Cart-Away was contacted to obtain a list of local authorized dealers, though they sell to equipment companies around the country they do not have authorized dealers they work through. They have a municipal sales division that provides proposals and sells directly to municipalities. Below are the quotes from both Cart-Away and PDQ Rentals for this purchase request.

<u>Vendor</u>	<u>Quoted Price</u>
Cart-Away Concrete Systems, Inc.	\$34,681.20
PDQ Rentals	\$39,223.45

FISCAL IMPACT

The City Council approved \$40,000 for the purchase of this towable concrete trailer. The City will realize a \$5,318.80 savings in the Vehicle Acquisition and Replacement Activity from the approved budgeted amount.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz", with a stylized flourish at the end.

Raymond R. Cruz
City Manager

Attachment(s):

- 1) Cart-Away Quote
- 2) PDQ Quote



City of Santa Fe Springs - New Deal

Quote created on August 4, 2021 - Reference: 20210804-094011148

For City of Santa Fe Springs - paul Martinez [Show details](#)

Comments

Signed Quote and City Purchase Order Required To Place Order

The estimated current lead time is 12-14 weeks from the date of return of signed quote and receipt of purchase order

Dan Smith - Sales at Cart-Away Concrete Systems, Inc.



Products & Services

Hour Meter - Gas

1 x \$30.00

Digital hour meter for your gasoline engine. Great way to manage maintenance of the engine.

Electric Start

1 x \$1,075.00

Add an Electric Start Engine. Comes with battery and charging system

Optional Electric Brakes - CMK

1 x \$1,385.00

This option that replaces the standard hydraulic brake system with an electric hubs and connections.

CMK - 1.75 Yard Towable Concrete Mixing Trailer

1 x \$26,950.00

- 1.75 Yard Capacity
- Gas Engine Powered
- Heavy Duty Gearbox
- GearSaver Hydraulic Operational Controls
- Adjustable Tongue Height
- Pintle Ring Coupler
- 4-Wheel Hydraulic Surge Brakes
- Black TandemFlex TPO Fenders
- Powdercoated Standard BR Green Frame with Light Grey Drum
- 1 Year Warranty

One-time subtotal	\$29,440.00
Estimated Freight	\$2,150.00
Total	\$31,590.00

This quote expires on August 18, 2021.

Purchase Terms

Quoted freight charges are approximate! All orders will have freight updated prior to shipping.

Signature

Signature

Date

Printed name

Questions? Contact me



Dan Smith

Sales

dan@cart-away.com

+1 (971) 901-1026

Download quote

Print quote



Cart-Away Concrete Systems, Inc.

1405 NE Alpha Dr.

McMinnville, OR 97128


US



Product Quotation

Date: July 15, 2021

Ship To	Dealer	Bill To
Santa Fe Springs Quote ID# 20210714-202902001	PDQ Rentals 10826 Shoemaker Ave. Santa Fe Springs, Ca. 90670 Phone: 562-944-3206 Fax: 562-946-0147 Contact: Fabian Ortega Phone: 562-944-3206 Fax: 562-946-0147 Cell: 562-632-6003 Email: forttega@pdqrentals.com	City of Santa Fe Springs 11710 E Telegraph Rd. Santa Fe Springs, CA 90670 Ed Andrade (562)204-7846 Edandrade@santafesprings.org

Description	Part No.	Qty	Price each	Total
CMK - 1.75 Yard Towable Concrete Mixing Trailer • 1.75 Yard Capacity • Honda Powered • Heavy Duty Gearbox • GearSaver Hydraulic Operational Controls • Adjustable Tongue Height • Pintle Ring Coupler • 4-Wheel Hydraulic Surge Brakes • Black TandemFlex TPO Fenders • Powdercoated Standard BR Green Frame with Light Grey • 1 Year Warranty Options: • Electric Start • Hour Meter	TBD	1	\$ 35,490.00	\$ 35,490.00
				
CA Tire Fee	NA	4	\$ 1.75	\$ 7.00
*Unit pictured is not actual unit being sold. **We do not take credit cards on sale items.				

Sub-Total	\$ 35,490.00
Taxes: 10.50% (Sales tax subject to change).	\$ 3,726.45
Selling Price - US Dollars	\$ 39,223.45

Notes: Quote expires 7/22/2021.
 *Delivery to Santa Fe Springs at no additional charge. Lead time is approximately 12 weeks.

Customer Acceptance:	Purchase Order: _____
Authorized Signature:	
Print: _____ Sign: _____ Date: _____	



City of Santa Fe Springs

City Council Meeting

ITEM NO. 18

August 17, 2021

NEW BUSINESS

Purchase of One (1) Advance Rider Sweeper by Awarding an Order to Nilfisk by Piggybacking Off the Pricing of GSA Industrial Contract #GS-30F-001DA

RECOMMENDATION(S)

- Purchase of one (1) Advance Rider Sweeper by awarding an order to Nilfisk by piggybacking off the pricing of GSA contract #GS-03F-001DA;
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$45,691.57 to Nilfisk.

BACKGROUND

The City Council approved the purchase of one (1) Rider Sweeper in the Fiscal Year 2021/22 budget. This rider sweeper will be used primarily by the Public Works Maintenance Division. The unit can be transported by trailer to job sites and is flexible enough to pick up mud & rock. The unit is small enough to sweep freeway sidewalk overpasses and large enough to increase clean up efficiencies on post maintenance activities, yard clean up, and debris spills.

For comparison against GSA contract pricing; competitive quotes were requested. PDQ Rentals desired to submit a bid but were restricted by the manufacturer. As a rental company the manufacturer required them to hold the equipment for one year before re-selling the unit; consequently PDQ respectfully declined to bid. Below are the pricing quotes for this purchase request.

<u>Vendor</u>	<u>Quoted Price</u>
Nilfisk	\$45,691.57
Haaker	\$50,253.63
PDQ	Declined

FISCAL IMPACT

The City Council approved \$47,000 for the purchase of this rider sweeper. The City will realize a \$1,308.43 savings in the Vehicle Acquisition and Replacement Activity from the approved budgeted amount.

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

Raymond R. Cruz
City Manager

Attachment(s):

- 1) Nilfisk Quote
- 2) Haaker Quote

Date 8/2/2021Quote Number _____
_____EIN 41-0116040
Duns 00-6249338
Cage 00580**GSA Industrial Contract #GS-30F-001DA**To City of Santa Fe Springs
12636 Emmens Way
Santa Fe Springs, CA 90670

Paul Martinez - Dir of Purchasing Services
562-409-7535
paulmartinez@santafesprings.orgFrom Nilfisk, Inc.
9435 Winnetka Avenue North
Brooklyn Park, MN 55445

BY: Julie Mercer
Phone: 214-336-4118
Email: julie.mercer@nilfisk.com

Billing: City of Santa Fe Springs, 11710 Telegraph Rd, Santa Fe Springs, CA 90670 Paul Martinez 562-409-7535

Quantity	Item Number	Description	COO	Unit Price	Total	Contract	Quantity Break
1	56107502	SW8000 LPG (Propane), TrioSweep with DustGuardTM, Proex/Wire Main Broom and Poly Side Brooms	US	\$ 38,969.77	\$ 38,969.77	GS-30F-001DA	0
1	56107809	SIDE BROOM SPEED CONTROL-KIT	US	\$ 615.99	\$ 615.99	GS-30F-001DA	0
1	56507023	BACK UP ALARM KIT	US	\$ 189.91	\$ 189.91	GS-30F-001DA	0
1	56507038	AMBER STROBE NO OHG	US	\$ 378.11	\$ 378.11	GS-30F-001DA	0
1	56507040	Suspension Seat with Arm Rest and Seat Belt (in lieu of standard)	US	\$ 843.78	\$ 843.78	GS-30F-001DA	0
1	56107673	Gauge Package for LPG Models	US	\$ 352.27	\$ 352.27	GS-30F-001DA	0
		Tax Rate 10.5%			\$ 4,341.73		
		No Freight Charges					
				Total	\$ 45,691.57		

ESTIMATED LEAD TIME	PAYMENT TERMS	SHIPPING TERMS
45 Days ARO	1% 20 Net 30	FOB DESTINATION CONUS

Minimum Order Charge - \$25.00Submit Order to: Nilfisk, Inc.
Email governmentsales@nilfisk.com
Phone: 888-742-8470

Edward Andrade
City of Santa Fe Springs
Santa Fe Springs
Ca, 90670

New unit

Diego Sanchez
Haaker
2070 N. White Ave
LA Verne, Ca
Phone 909 260 4717
Fax
Email Diegos@haaker.com

July 14, 2021

**ADVANCE
SW8000 RIDER SWEEPER
PROPOSAL/ORDER**



Standard Equipment Includes

- * 65" Sweep Path, Single Side Broom - Standard version
- * 77" Sweep Path, Dual Side Brooms or TrioSweep version
- * MaxAccess™ for Easy Access to Engine
- * Clear-View™ Hopper gives operator view of critical areas
- * Liberator™ Variable Frequency Filter Shaker
- * Interlocking Covers for Safety and Security
- * Ultra-Web® Nanofiber Technology Dust Filter, 94 sq ft
- * Touch Pad Controls
- * Structural Roto Mold Hopper with 5 mph Bumper
- * Heavy Duty Dual Element Engine Air Filter
- * Dust Contained in Hopper by a Single Seal
- * Brooms off in Neutral
- * One Touch Sweeping
- * 60" High Dump Hopper
- * 14 cu. ft. Hopper
- * 50" Main Broom
- * Fully Adjustable Seat
- * 21" 10 ply Front Tires
- * 18" 8 ply Rear Tire
- * 26" Poly Side Brooms
- * Rear Wheel Power Steering
- * Headlights

Engines

- * Liquid Cooled 4 Cyl, 57 HP Kubota Gas/LPG, EPA Tier II and CARB Tier III certified
- * Kubota 35.1 hp Diesel Engine, meets U.S. EPA emission standards

Warranty

- * 180 days Labor/180 days Travel (limited to 3 hrs roundtrip)
- * 8 Years on Rotomold Components
- * 4 Years/2,800 hours Parts

PART #	DESCRIPTION	PRICE EACH	QTY	EXTENDED PRICE
56 107 502	LPG (Propane), TrioSweep with DustGuard™, Proex/Wire Main Broom and Poly Side Broom	\$46,325.00	1	\$ 46,325.00
56 107 809	Side Broom Speed Control	\$930.00	1	\$ 930.00
56 507 023	Backup Audio Alarm	\$280.00	1	\$ 280.00
56 507 038	Amber Strobe when OHG or Cab is not ordered	\$560.00	1	\$ 560.00
56 507 040	Suspension Seat with Arm Rest and Seat Belt (in lieu of standard)	\$361.00	1	\$ 361.00
56 107 673	Gauge Package for LPG Models (must order LPG models)	\$520.00	1	\$ 520.00
		Applied Discount %	10.00%	\$ (4,897.60)
		Machine Sub Total		\$ 44,078.40
		Freight	\$1,400	\$ 1,400.00
		Tax		\$ -
		Machine Total		\$ 45,478.40

Special Instructions:

Plus Tax

\$4,775.23
50,253.63



City of Santa Fe Springs

City Council Meeting

ITEM NO. 19

August 17, 2021

NEW BUSINESS

Purchase of One (1) New 2022 Chevrolet Traverse by Awarding an Order to George Chevrolet

RECOMMENDATION(S)

- Purchase of one (1) New 2022 Chevrolet Traverse by awarding an order to George Chevrolet;
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$34,961.39 to George Chevrolet.

BACKGROUND

The City Council approved the purchase of one (1) New 2022 Chevrolet Traverse in the Fiscal Year 2021/22 budget. This vehicle will be assigned to Police Services for administrative use.

Five vendors responded to the specifications and showed interest in bidding but ultimately just two bids were received. Below are the bids for this purchase request.

<u>Vendor</u>	<u>Quoted Price</u>
George Chevrolet	\$34,961.39
National Auto Fleet Group	\$36,281.82
Montebello Chevrolet	No Bid
Penske Chevrolet of Cerritos	No Bid
Premier Chevrolet	No Bid

FISCAL IMPACT

The City Council approved \$38,000 for the purchase of this vehicle. The City will realize a \$3,038.61 savings in the Vehicle Acquisition and Replacement Activity from the approved budgeted amount.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz", followed by a stylized flourish.

Raymond R. Cruz
City Manager

Attachment(s):

- 1) George Chevrolet Bid
- 2) National Auto Fleet Bid

Mike O'Hare
GEORGE CHEVROLET

17000 S. LAKEWOOD BLVD
BELLFLOWER, CA 90706
(714) 746-3426 FAX (562) 925-9342

08/10/2021

TO: City of Santa Fe Springs

ATT: Paul J. Martinez

FROM: **Mike O'Hare**

RE: **NEW 2022 CHEVROLET TRAVERSE (ORDERED)**

YOUR FLEET PRICE	31,519.20
DOC FEE	85.00
SALES TAX (10.5%)	3,318.44
DMV (EST) "E" Plates	30.00
TIRE TAX	8.75
TOTAL	<u>34,961.39</u>

Best Regards,

Mike O'Hare
Commercial Fleet Account Manager
714/746-3426 cell
mikeo@georgechevy.com



GEORGE CHEVROLET

MIKE O'HARE | 562 925-2500 EXT 225 | mikeo@georgechevy.com

CITY OF SANTA FE SPRINGS

[Fleet] 2022 Chevrolet Traverse (1NC56) FWD 4dr LT Cloth (2)

Image Not Available



GEORGE CHEVROLET

MIKE O'HARE | 562 925-2500 EXT 225 | mikeo@georgechevy.com

Table of Contents

- Dealership Information
- Standard Equipment
- Selected Model and Options
- Weight Rating
- Technical Specifications

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 14384. Data Updated: Aug 1, 2021 11:04:00 PM PDT.



GEORGE CHEVROLET

MIKE O'HARE | 562 925-2500 EXT 225 | mikeo@georgechevy.com

GEORGE CHEVROLET

Prepared By:

MIKE O'HARE
GEORGE CHEVROLET
562 925-2500 EXT 225
mikeo@georgechevy.com

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GEORGE CHEVROLET

MIKE O'HARE | 562 925-2500 EXT 225 | mikeo@georgechevy.com

[Fleet] 2022 Chevrolet Traverse (1NC56) FWD 4dr LT Cloth (2) (✓ Complete)

Standard Equipment

Package

Chevy Safety Assist includes (UHY) Automatic Emergency Braking, (UKJ) Front Pedestrian Braking, (UHX) Lane Keep Assist with Lane Departure Warning, (UE4) Following Distance Indicator, (UEU) Forward Collision Alert and (TQ5) IntelliBeam

Mechanical

Engine, 3.6L V6, SIDI, VVT (310 hp [232.0 kW] @ 6800 rpm, 266 lb-ft of torque [361 N-m] @ 2800 rpm) (STD)
Transmission, 9-speed automatic (STD)
E10 Fuel capable
Engine control, stop-start system
Engine control, stop-start system override
Driver Mode Selector
Axle, 3.49 final drive ratio
Front wheel drive
Battery, heavy-duty 600 cold-cranking amps
Alternator, 170 amps
GVWR, 6160 lbs. (2800 kg)
Suspension, Ride and Handling
Steering, power
Brakes, 4-wheel antilock, 4-wheel disc, 17" front and rear
Electric Parking Brake
Capless fuel fill
Exhaust, dual-outlet with circular bright tips
Tool kit, road emergency

Exterior

Wheels, 18-inch (45.7 cm) Bright Silver-painted aluminum (STD)
Tires, P255/65R18 all-season blackwall (STD)
Wheel, spare, 18" (45.7 cm) steel
Tire, compact spare, T135/70R18, blackwall
Roof rails, Black
Active Aero Shutters, upper and lower

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[Fleet] 2022 Chevrolet Traverse (1NC56) FWD 4dr LT Cloth (2) (✓ Complete)

Exterior

Moldings, Black bodyside
Headlamps, LED
Headlamps, IntelliBeam auto high beam control
Headlamps, automatic on/off
Taillamps, LED
Mirror caps, body-color
Mirrors, outside heated, power-adjustable manual-folding, body-color, with turn signal indicators
Glass, deep-tinted
Wipers, front intermittent with washers
Wiper, rear intermittent with washer
Door handles, body-color
Liftgate, rear manual (FWD model only.)

Entertainment

Audio system, Chevrolet Infotainment 3 system 7" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Apple CarPlay and Android Auto capable (STD) (FWD only.)

Audio system feature, 6-speaker system

SiriusXM Radio enjoy an All Access trial subscription with over 150 channels including commercial-free music, plus sports, news and entertainment. Plus listening on the SiriusXM app, online and at home on compatible connected devices is included, so you'll hear the best SiriusXM has to offer, anywhere life takes you. Welcome to the world of SiriusXM. (IMPORTANT: The SiriusXM radio trial package is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. See the SiriusXM Customer Agreement at www.siriusxm.com for complete terms and how to cancel. All fees, content, features, and availability are subject to change.)

Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Wireless Apple CarPlay/Wireless Android Auto

Active Noise Cancellation

Interior

Seats, front bucket (STD)
Seating, 7-passenger (2-2-3 seating configuration) (STD)
Seat trim, premium cloth
Seat adjuster, driver 8-way power

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[Fleet] 2022 Chevrolet Traverse (1NC56) FWD 4dr LT Cloth (2) (✔ Complete)

Interior

Seat adjuster, front passenger 4-way manual
Seat adjuster, power driver lumbar control
Seats, third row 60/40 split-bench, manual-folding
Head restraints, front, 2-way adjustable
Head restraints, second and third row outboard, 2-way manual-folding
Console, front center with 2 cup holders, covered storage bin with storage and removable tray
Floor mats, color-keyed all rows (Deleted when LPO floor mats or LPO floor liners are ordered.)
Steering wheel, leather-wrapped, 3-spoke
Steering column, tilt
Steering wheel controls, mounted controls for audio, phone and cruise
Display, 3.5" driver instrument information, monochromatic (FWD model only.)
Compass display, digital
Windows, power with driver Express Up/Down and front passenger Express-Down
Door locks, power programmable with lockout protection
Keyless Open includes extended range Remote Keyless Entry with lock/unlock feature
Keyless Start
Vehicle health management
Cruise control, electronic with set and resume speed
Remote panic alarm
Theft-deterrent system, electrical, unauthorized entry
Wireless Phone Charging
USB ports 2 first row, 2 second row, 2 third row
Air conditioning, tri-zone automatic climate control with individual climate settings for driver, right front passenger and rear seat occupants
Sensor, humidity and windshield temperature
Defogger, rear-window electric
Heater ducts, 2nd row
Cup holders, 10 total
Umbrella holders, driver and front passenger doors
Mirror, inside rearview manual day/night

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Interior

Visors, driver and passenger illuminated vanity mirrors, covered

Lighting, interior with theater dimming, cargo compartment, reading lights for front seats, second row reading lamps integrated into dome light, door-and tailgate-activated switches and illuminated entry and exit feature

Cargo storage, bin under rear floor

Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.)

Safety-Mechanical

StabiliTrak, stability control system with traction control

Safety-Exterior

Daytime Running Lamps, LED

Safety-Interior

Airbags, dual-stage frontal and side-impact for driver and front passenger, driver inboard seat-mounted side-impact and roof-rail side-impact for all rows in outboard seating positions (Always use seat belts and the correct child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Passenger Sensing System sensor indicator inflatable restraint, front passenger/child presence detector (Always use seat belts and the correct child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar and Chevrolet connected services capable (Terms and limitations apply. See onstar.com or dealer for details.)

Rear Vision Camera

Rear Park Assist with audible warning

Lane Change Alert with Side Blind Zone Alert

Lane Keep Assist with Lane Departure Warning

Following Distance Indicator

Forward Collision Alert

Automatic Emergency Braking

Rear Cross Traffic Alert

Front Pedestrian Braking

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings or Teen Driver menu

Door locks, rear child security

Rear Seat Reminder

LATCH system (Lower Anchors and Tethers for CHildren), for child restraint seats

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Safety-Interior

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. It includes the Buckle-to-Drive feature which prevents the driver from shifting from Park for up to 20 seconds if the driver's seat belt is not buckled. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Tire Pressure Monitor, includes Tire Fill Alert (Does not monitor spare.)

Horn, dual-note

WARRANTY

Warranty Note: <<< Preliminary 2022 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: Qualified Fleet Purchases: 5 Years/100,000 Miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: Qualified Fleet Purchases: 5 Years/100,000 Miles

Maintenance Note: 1 Year/1 Visit

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[Fleet] 2022 Chevrolet Traverse (1NC56) FWD 4dr LT Cloth (2) (✓ Complete)

Selected Model and Options

MODEL

CODE	MODEL
1NC56	2022 Chevrolet Traverse FWD 4dr LT Cloth w/1LT

COLORS

CODE	DESCRIPTION
GAZ	Summit White (Available with (WBL) Redline Edition.)

EMISSIONS

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
YF5	Emissions, California state requirements	0.00 lbs	0.00 lbs

ENGINE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
LFY	Engine, 3.6L V6, SIDI, VVT (310 hp [232.0 kW] @ 6800 rpm, 266 lb-ft of torque [361 N-m] @ 2800 rpm) (STD)	0.00 lbs	0.00 lbs

TRANSMISSION

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
M3V	Transmission, 9-speed automatic (STD)	0.00 lbs	0.00 lbs

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
1LT	LT Cloth Preferred Equipment Group Includes Standard Equipment	0.00 lbs	0.00 lbs

WHEELS

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
PZW	Wheels, 18-inch (45.7 cm) Bright Silver-painted aluminum (STD)	0.00 lbs	0.00 lbs

TIRES

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
QO5	Tires, P255/65R18 all-season blackwall (STD)	0.00 lbs	0.00 lbs

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SEATING ARRANGEMENT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
ABE	Seating, 7-passenger (2-2-3 seating configuration) (STD)	0.00 lbs	0.00 lbs

PAINT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
GAZ	Summit White (Available with (WBL) Redline Edition.)	0.00 lbs	0.00 lbs

SEAT TYPE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
AR9	Seats, front bucket (STD)	0.00 lbs	0.00 lbs

SEAT TRIM

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
H1T	Jet Black, Premium cloth seat trim (Required when (WJU) Midnight/Sport Edition is ordered.)	0.00 lbs	0.00 lbs

RADIO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
IOS	Audio system, Chevrolet Infotainment 3 Plus system 8" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, Apple CarPlay and Android Auto capable, voice recognition, in-vehicle apps, cloud connected personalization for select infotainment and vehicle settings. Subscription required for enhanced and connected services after trial period (On FWD, included and only available with (ZL3) Convenience and Driver Confidence Package. Standard on AWD.)	0.00 lbs	0.00 lbs

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
ZL3	Convenience and Driver Confidence Package includes (IOS) Chevrolet Infotainment 3 Plus system with 8" diagonal HD color touchscreen, (UDD) multi-color Driver Information Center display, (KA1) heated front seats, (UG1) Universal Home Remote, (BTV) Remote Start and (TB5) rear power liftgate (Available on FWD. Standard on AWD.)	0.00 lbs	0.00 lbs

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ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
CWA	Rear Camera Mirror Washer (Included and only available with (DRZ) Rear Camera Mirror.)	0.00 lbs	0.00 lbs
TB5	Liftgate, rear power (On FWD, included and only available with (ZL3) Convenience and Driver Confidence Package. Standard on AWD.)	0.00 lbs	0.00 lbs

ADDITIONAL EQUIPMENT - ENTERTAINMENT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
—	SiriusXM with 360L Equipped with SiriusXM with 360L. Enjoy a trial subscription of the All Access package for the full 360L experience, with a greater variety of SiriusXM content, a more personalized experience and easier navigation. With the All Access package, you can also enjoy your favorites everywhere you go, with the SiriusXM app, online and at home on compatible connected devices. (Included and only available with (IOS) Chevrolet Infotainment 3 Plus system, 8" diagonal HD color touchscreen. IMPORTANT: The SiriusXM radio trial package is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. See the SiriusXM Customer Agreement at www.siriusxm.com for complete terms and how to cancel. All fees, content, features, and availability are subject to change. GM connected vehicle services vary by vehicle model and require active service plan, working electrical system, cell reception and GPS signal. See onstar.com for details and limitations.)	0.00 lbs	0.00 lbs

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
BTB	Remote Start (On FWD, included and only available with (ZL3) Convenience and Driver Confidence Package. Standard on AWD.)	0.00 lbs	0.00 lbs
KA1	Seats, heated driver and front passenger (On FWD, included and only available with (ZL3) Convenience and Driver Confidence Package. Standard on AWD.)	0.00 lbs	0.00 lbs
UDD	Display, 4.2" driver instrument information, enhanced, multi-color (On FWD, included and only available with (ZL3) Convenience and Driver Confidence Package. Standard on AWD.)	0.00 lbs	0.00 lbs
UG1	Universal Home Remote includes garage door opener, programmable (On FWD, included and only available with (ZL3) Convenience and Driver Confidence Package. Standard on AWD.)	0.00 lbs	0.00 lbs

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ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
DRZ	Rear Camera Mirror, inside rearview auto-dimming with full camera display (Requires (ZL3) Convenience and Driver Confidence Package and includes (UV2) HD Surround Vision.)	0.00 lbs	0.00 lbs
UKK	Rear Pedestrian Alert (Included and only available with (UV2) HD Surround Vision.)	0.00 lbs	0.00 lbs
UV2	HD Surround Vision (Included and only available with (DRZ) Rear Camera Mirror. Requires (ZL3) Convenience and Driver Confidence Package.)	0.00 lbs	0.00 lbs

ADDITIONAL EQUIPMENT - LPO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT
PDG	LPO, Cargo Package includes (VRS) retractable cargo shade, LPO and (W2D) vertical cargo net, LPO	0.00 lbs	0.00 lbs
PDU	LPO, Premium Carpet Floor Mat Package includes (VYW) first and second row premium carpeted floor mats, LPO and (VI4) third row premium carpeted floor mat, LPO (Not available with (PDH) Interior Protection Package, LPO or (PDF) Floor Liner Package, LPO.)	0.00 lbs	0.00 lbs
VI4	LPO, Premium carpeted floor mat, third row (Included and only available with (PDU) Premium Carpet Mat Package, LPO.)	0.00 lbs	0.00 lbs
VRS	LPO, Cargo shade, retractable (Included and only available with (PDG) Cargo Package, LPO.)	0.00 lbs	0.00 lbs
VYW	LPO, Premium carpeted floor mats, first and second row (Included and only available with (PDU) Premium Carpet Mat Package, LPO.)	0.00 lbs	0.00 lbs
W2D	LPO, Cargo net, vertical (Included and only available with (PDG) Cargo Package, LPO.)	0.00 lbs	0.00 lbs

Options Total	0.00 lbs	0.00 lbs
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Weight Ratings

WEIGHT RATINGS

Front Gross Axle Weight Rating:	Rating Not Available
Rear Gross Axle Weight Rating:	Rating Not Available
Gross Vehicle Weight Rating:	Rating Not Available

Technical Specifications

Powertrain

Transmission

Drivetrain	Front Wheel Drive	Trans Order Code	M3V
Trans Type	9	Trans Description Cont.	Automatic
Trans Description Cont. Again	N/A	First Gear Ratio (:1)	4.69
Second Gear Ratio (:1)	3.31	Third Gear Ratio (:1)	3.01
Fourth Gear Ratio (:1)	2.44	Fifth Gear Ratio (:1)	1.92
Sixth Gear Ratio (:1)	1.44	Reverse Ratio (:1)	2.96
Clutch Size	N/A	Final Drive Axle Ratio (:1)	3.49
Transfer Case Gear Ratio (:1), High	N/A	Transfer Case Gear Ratio (:1), Low	N/A
Seventh Gear Ratio (:1)	1.00	Eighth Gear Ratio (:1)	0.75
Ninth Gear Ratio (:1)	0.62		

Mileage

EPA Fuel Economy Est - Hwy	27 MPG	Cruising Range - City	349.20 mi
EPA Fuel Economy Est - City	18 MPG	Fuel Economy Est-Combined	21 MPG
Cruising Range - Hwy	523.80 mi	EPA MPG Equivalent - City	N/A
EPA MPG Equivalent - Hwy	N/A	EPA MPG Equivalent - Combined	N/A

Engine

Engine Order Code	LFY	Engine Type	Gas V6
Displacement	3.6L/217	Fuel System	Direct Injection
SAE Net Horsepower @ RPM	310 @ 6800	SAE Net Torque @ RPM	266 @ 2800

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Powertrain

Electrical

Cold Cranking Amps @ 0° F (Primary)	N/A	Maximum Alternator Capacity (amps)	170
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Cooling System

Total Cooling System Capacity	N/A
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Vehicle

Emissions

Tons/yr of CO2 Emissions @ 15K mi/year	8.4	EPA Greenhouse Gas Score	N/A
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Vehicle

EPA Classification	Sport Utility Vehicles
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Chassis

Weight Information

Base Curb Weight	N/A	Curb Weight - Front	N/A
Curb Weight - Rear	N/A	Maximum Payload Capacity	N/A
Curb Weight	N/A	Total Option Weight	0.00 lbs

Trailer

Dead Weight Hitch - Max Trailer Wt.	5000 lbs	Dead Weight Hitch - Max Tongue Wt.	500 lbs
Wt Distributing Hitch - Max Trailer Wt.	5000 lbs	Wt Distributing Hitch - Max Tongue Wt.	500 lbs
Maximum Trailering Capacity	N/A		

Suspension

Suspension Type - Front	MacPherson strut independent	Suspension Type - Rear	Five-link independent
Suspension Type - Front (Cont.)	N/A	Suspension Type - Rear (Cont.)	auxiliary spring aids
Shock Absorber Diameter - Front	N/A	Shock Absorber Diameter - Rear	N/A
Stabilizer Bar Diameter - Front	N/A	Stabilizer Bar Diameter - Rear	N/A

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Chassis

Tires

Front Tire Order Code	QO5	Rear Tire Order Code	QO5
Spare Tire Order Code	ZCD	Front Tire Size	P255/65R18
Rear Tire Size	P255/65R18	Spare Tire Size	T135/70R18

Wheels

Front Wheel Size	18 x -TBD- in	Rear Wheel Size	18 x -TBD- in
Spare Wheel Size	18 x -TBD- in	Front Wheel Material	Aluminum
Rear Wheel Material	Aluminum	Spare Wheel Material	Steel

Steering

Steering Type	Electric variable-effort Power Rack & Pinion	Steering Ratio (:1), Overall	N/A
Lock to Lock Turns (Steering)	N/A	Turning Diameter - Curb to Curb	39.0 ft
Turning Diameter - Wall to Wall	N/A		

Brakes

Brake Type	Pwr	Brake ABS System	4-Wheel
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes
Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	12.64 x -TBD- in
Rear Brake Rotor Diam x Thickness	12.4 x -TBD- in	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		

Fuel Tank

Fuel Tank Capacity, Approx	19.4 gal	Aux Fuel Tank Capacity, Approx	N/A
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Dimensions

Interior Dimensions

Passenger Capacity	7	Passenger Volume	N/A
Front Head Room	42.8 in	Front Leg Room	41.01 in
Front Shoulder Room	61.91 in	Front Hip Room	58.1 in
Second Head Room	40.02 in	Second Leg Room	38.41 in

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Dimensions

Interior Dimensions

Second Shoulder Room	62.16 in	Second Hip Room	56.91 in
Third Head Room	38.21 in	Third Leg Room	33.48 in
Third Shoulder Room	57.5 in	Third Hip Room	48.5 in

Exterior Dimensions

Wheelbase	120.93 in	Length, Overall	205.9 in
Width, Max w/o mirrors	78.6 in	Height, Overall	70.7 in
Track Width, Front	67.3 in	Track Width, Rear	67.03 in
Min Ground Clearance	7.51 in	Rear Door Opening Height	N/A
Rear Door Opening Width	N/A	Liftover Height	30.57 in

Cargo Area Dimensions

Cargo Area Length @ Floor to Seat 1	89.75 in	Cargo Area Length @ Floor to Seat 2	56.77 in
Cargo Area Length @ Floor to Seat 3	24.75 in	Cargo Area Width @ Beltline	N/A
Cargo Box Width @ Wheelhousings	48.49 in	Cargo Box (Area) Height	N/A
Cargo Volume to Seat 1	98.2 ft³	Cargo Volume to Seat 2	57.8 ft³
Cargo Volume to Seat 3	23.0 ft³		

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 14384. Data Updated: Aug 1, 2021 11:04:00 PM PDT.



National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

7/14/2021

Quote ID: **17464**

Order Cut Off Date: **TBA**

Mr Paul Martinez
city of santa fe springs

12636 Emmens Way

Sante Fe Springs, California, 90670

Dear Paul Martinez,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

One (1) New/Unused (2022 Chevrolet Traverse (1NC56) FWD 4dr LT Cloth w/1LT, Factory Order) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	\$39,250.00	\$32,226.31	17.895 %	\$7,023.69
Factory Order		\$0.00		
2 additional key(s)		\$600.00		
Tax (10.5000 %)		\$3,446.76		
Tire fee		\$8.75		
Total		\$36,281.82		

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell (Formerly Known as NJPA) Contract 120716-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper
Account Manager
Email: Fleet@NationalAutoFleetGroup.com
Office: (855) 289-6572
Fax: (831) 480-8497

Quoting Department
Account Manager
Fleet@NationalAutoFleetGroup.com
(855) 289-6572



Purchase Order Instructions & Resources

In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:

Email: Fleet@NationalAutoFleetGroup.com

Fax: (831) 480-8497

Mail: National Auto Fleet Group

490 Auto Center Drive

Watsonville, CA 95076

We will send a courtesy confirmation for your order and a W-9 if needed.

Additional Resources

Learn how to track your vehicle:

www.NAFGETA.com

Use the upfitter of your choice:

www.NAFGpartner.com

Vehicle Status:

ETA@NationalAutoFleetGroup.com

General Inquiries:

Fleet@NationalAutoFleetGroup.com

For general questions or assistance please contact our main office at:

1-855-289-6572

Vehicle Configuration Options

EMISSIONS

Code	Description
FE9	EMISSIONS, FEDERAL REQUIREMENTS

ENGINE

Code	Description
LFY	ENGINE, 3.6L V6, SIDI, VVT, (310 hp [232.0 kW] @ 6800 rpm, 266 lb-ft of torque [361 N-m] @ 2800 rpm) (STD)

TRANSMISSION

Code	Description
M3V	TRANSMISSION, 9-SPEED AUTOMATIC, (STD)

PREFERRED EQUIPMENT GROUP

Code	Description
1LT	LT CLOTH PREFERRED EQUIPMENT GROUP, Includes Standard Equipment

WHEELS

Code	Description
PZW	WHEELS, 18-INCH (45.7 CM) BRIGHT SILVER-PAINTED ALUMINUM, (STD)

TIRES

Code	Description
QO5	TIRES, P255/65R18 ALL-SEASON BLACKWALL, (STD)

PAINT

Code	Description
GAZ	SUMMIT WHITE

PAINT SCHEME

Code	Description
___	STANDARD PAINT

SEAT TYPE

Code	Description
AR9	SEATS, FRONT BUCKET, (STD)

SEAT TRIM

Code	Description
H1T	JET BLACK, PREMIUM CLOTH SEAT TRIM
RADIO	
Code	Description
IOS	AUDIO SYSTEM, CHEVROLET INFOTAINMENT 3 PLUS SYSTEM, 8" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, Apple CarPlay and Android Auto capable, voice recognition, in-vehicle apps, cloud connected personalization for select infotainment and vehicle settings. Subscription required for enhanced and connected services after trial period
ADDITIONAL EQUIPMENT	
Code	Description
ZL3	CONVENIENCE AND DRIVER CONFIDENCE PACKAGE, includes (IOS) Chevrolet Infotainment 3 Plus system with 8" diagonal HD color touchscreen, (UDD) multi-color Driver Information Center display, (KA1) heated front seats, (UG1) Universal Home Remote, (BTV) Remote Start and (TB5) rear power liftgate
PDU	LPO, PREMIUM CARPET FLOOR MAT PACKAGE, includes (VYW) first and second row premium carpeted floor mats, LPO and (VI4) third row premium carpeted floor mat, LPO
PDG	LPO, CARGO PACKAGE, includes (VRS) retractable cargo shade, LPO and (W2D) vertical cargo net, LPO
CWA	REAR CAMERA MIRROR WASHER
TB5	LIFTGATE, REAR POWER
—	SIRIUSXM WITH 360L, Equipped with SiriusXM with 360L. Enjoy a trial subscription of the All Access package for the full 360L experience, with a greater variety of SiriusXM content, a more personalized experience and easier navigation. With the All Access package, you can also enjoy your favorites everywhere you go, with the SiriusXM app, online and at home on compatible connected devices.
KA1	SEATS, HEATED DRIVER AND FRONT PASSENGER
VYW	LPO, PREMIUM CARPETED FLOOR MATS, FIRST AND SECOND ROW
VI4	LPO, PREMIUM CARPETED FLOOR MAT, THIRD ROW
UDD	DISPLAY, 4.2" DRIVER INSTRUMENT INFORMATION, ENHANCED, MULTI-COLOR
BTV	REMOTE START
UG1	UNIVERSAL HOME REMOTE, includes garage door opener, programmable
W2D	LPO, CARGO NET, VERTICAL
VRS	LPO, CARGO SHADE, RETRACTABLE
DRZ	REAR CAMERA MIRROR, INSIDE REARVIEW AUTO-DIMMING, with full camera display includes (UV2) HD Surround Vision.)
UV2	HD SURROUND VISION
UKK	REAR PEDESTRIAN ALERT
SEATING ARRANGEMENT	
Code	Description
ABE	SEATING, 7-PASSENGER (2-2-3 SEATING CONFIGURATION), (STD)

2022 Fleet/Non-Retail Chevrolet Traverse FWD 4dr LT Cloth w/1LT

WINDOW STICKER

2022 Chevrolet Traverse FWD 4dr LT Cloth w/1LT

CODE	MODEL	MSRP
1NC56	2022 Chevrolet Traverse FWD 4dr LT Cloth w/1LT	\$36,200.00
OPTIONS		
FE9	EMISSIONS, FEDERAL REQUIREMENTS	\$0.00
LFY	ENGINE, 3.6L V6, SIDI, VVT, (310 hp [232.0 kW] @ 6800 rpm, 266 lb-ft of torque [361 N-m] @ 2800 rpm) (STD)	\$0.00
M3V	TRANSMISSION, 9-SPEED AUTOMATIC, (STD)	\$0.00
1LT	LT CLOTH PREFERRED EQUIPMENT GROUP, Includes Standard Equipment	\$0.00
PZW	WHEELS, 18-INCH (45.7 CM) BRIGHT SILVER-PAINTED ALUMINUM, (STD)	\$0.00
QO5	TIRES, P255/65R18 ALL-SEASON BLACKWALL, (STD)	\$0.00
GAZ	SUMMIT WHITE	\$0.00
—	STANDARD PAINT	\$0.00
AR9	SEATS, FRONT BUCKET, (STD)	\$0.00
H1T	JET BLACK, PREMIUM CLOTH SEAT TRIM	\$0.00
IOS	AUDIO SYSTEM, CHEVROLET INFOTAINMENT 3 PLUS SYSTEM, 8" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, Apple CarPlay and Android Auto capable, voice recognition, in-vehicle apps, cloud connected personalization for select infotainment and vehicle settings. Subscription required for enhanced and connected services after trial period	INC
ZL3	CONVENIENCE AND DRIVER CONFIDENCE PACKAGE, includes (IOS) Chevrolet Infotainment 3 Plus system with 8" diagonal HD color touchscreen, (UDD) multi-color Driver Information Center display, (KA1) heated front seats, (UG1) Universal Home Remote, (BTV) Remote Start and (TB5) rear power liftgate	\$1,295.00
PDU	LPO, PREMIUM CARPET FLOOR MAT PACKAGE, includes (VYW) first and second row premium carpeted floor mats, LPO and (VI4) third row premium carpeted floor mat, LPO	\$350.00
PDG	LPO, CARGO PACKAGE, includes (VRS) retractable cargo shade, LPO and (W2D) vertical cargo net, LPO	\$210.00
CWA	REAR CAMERA MIRROR WASHER	INC
TB5	LIFTGATE, REAR POWER	INC
—	SIRIUSXM WITH 360L, Equipped with SiriusXM with 360L. Enjoy a trial subscription of the All Access package for the full 360L experience, with a greater variety of SiriusXM content, a more personalized experience and easier navigation. With the All Access package, you can also enjoy your favorites everywhere you go, with the SiriusXM app, online and at home on compatible connected devices.	INC
KA1	SEATS, HEATED DRIVER AND FRONT PASSENGER	INC
VYW	LPO, PREMIUM CARPETED FLOOR MATS, FIRST AND SECOND ROW	INC
VI4	LPO, PREMIUM CARPETED FLOOR MAT, THIRD ROW	INC
UDD	DISPLAY, 4.2" DRIVER INSTRUMENT INFORMATION, ENHANCED, MULTI-COLOR	INC

BTV	REMOTE START	INC
UG1	UNIVERSAL HOME REMOTE, includes garage door opener, programmable	INC
W2D	LPO, CARGO NET, VERTICAL	INC
VRS	LPO, CARGO SHADE, RETRACTABLE	INC
DRZ	REAR CAMERA MIRROR, INSIDE REARVIEW AUTO-DIMMING, with full camera display includes (UV2) HD Surround Vision.)	INC
UV2	HD SURROUND VISION	INC
UKK	REAR PEDESTRIAN ALERT	INC
ABE	SEATING, 7-PASSENGER (2-2-3 SEATING CONFIGURATION), (STD)	\$0.00

Please note selected options override standard equipment

SUBTOTAL	\$38,055.00
Advert/ Adjustments	\$0.00
Manufacturer Destination Charge	\$1,195.00
TOTAL PRICE	\$39,250.00

Est City: MPG

Est Highway: MPG

Est Highway Cruising Range: 0.00 mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Standard Equipment

MECHANICAL

Engine, 3.6L V6, SIDI, VVT (310 hp [232.0 kW] @ 6800 rpm, 266 lb-ft of torque [361 N-m] @ 2800 rpm)
Transmission, 9-speed automatic
E10 Fuel capable
Engine control, stop-start system
Engine control, stop-start system override
Driver Mode Selector
Axle, 3.49 final drive ratio
Front wheel drive
Battery, heavy-duty 600 cold-cranking amps
Alternator, 170 amps
GVWR, 6160 lbs. (2800 kg)
Suspension, Ride and Handling
Steering, power
Brakes, 4-wheel antilock, 4-wheel disc, 17" front and rear
Electric Parking Brake
Capless fuel fill
Exhaust, dual-outlet with circular bright tips
Tool kit, road emergency

EXTERIOR

Wheels, 18-inch (45.7 cm) Bright Silver-painted aluminum
Tires, P255/65R18 all-season blackwall
Wheel, spare, 18" (45.7 cm) steel
Tire, compact spare, T135/70R18, blackwall
Roof rails, Black
Moldings, Black bodyside
Headlamps, LED
Headlamps, IntelliBeam auto high beam control
Headlamps, automatic on/off
Taillamps, LED
Mirror caps, body-color
Mirrors, outside heated, power-adjustable manual-folding, body-color, with turn signal indicators
Glass, deep-tinted
Wipers, front intermittent with washers
Wiper, rear intermittent with washer

Door handles, body-color

Liftgate, rear manual (FWD model only.)

ENTERTAINMENT

Audio system, Chevrolet Infotainment 3 system 7" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Apple CarPlay and Android Auto capable (FWD only.)

SiriusXM Radio enjoy an All Access trial subscription with over 150 channels including commercial-free music, plus sports, news and entertainment. Plus listening on the SiriusXM app, online and at home on compatible connected devices is included, so you'll hear the best SiriusXM has to offer, anywhere life takes you. Welcome to the world of SiriusXM. (IMPORTANT: The SiriusXM radio trial package is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. See the SiriusXM Customer Agreement at www.siriusxm.com for complete terms and how to cancel. All fees, content, features, and availability are subject to change.)
--

4G LTE Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Wireless Apple CarPlay/Wireless Android Auto
--

Active Noise Cancellation

INTERIOR

Seats, front bucket

Seating, 7-passenger (2-2-3 seating configuration)
--

Seat trim, premium cloth

Seat adjuster, driver 8-way power

Seat adjuster, front passenger 4-way manual

Seat adjuster, power driver lumbar control
--

Seats, third row 60/40 split-bench, manual-folding
--

Head restraints, front, 2-way adjustable
--

Head restraints, second and third row outboard, 2-way manual-folding
--

Console, front center with 2 cup holders, covered storage bin with storage and removable tray

Floor mats, color-keyed all rows (Deleted when LPO floor mats or LPO floor liners are ordered.)

Steering wheel, leather-wrapped, 3-spoke
--

Steering column, tilt

Steering wheel controls, mounted controls for audio, phone and cruise

Display, 3.5" driver instrument information, monochromatic (FWD model only.)
--

Compass display, digital

Windows, power with driver Express Up/Down and front passenger Express-Down

Door locks, power programmable with lockout protection
--

Keyless Open includes extended range Remote Keyless Entry with lock/unlock feature
--

Keyless Start

Vehicle health management
Cruise control, electronic with set and resume speed
Remote panic alarm
Theft-deterrent system, electrical, unauthorized entry
Wireless Charging for devices
USB ports 2 first row, 2 second row, 2 third row
Air conditioning, tri-zone automatic climate control with individual climate settings for driver, right front passenger and rear seat occupants
Sensor, humidity and windshield temperature
Defogger, rear-window electric
Heater ducts, 2nd row
Cup holders, 10 total
Umbrella holders, driver and front passenger doors
Mirror, inside rearview manual day/night
Visors, driver and passenger illuminated vanity mirrors, covered
Lighting, interior with theater dimming, cargo compartment, reading lights for front seats, second row reading lamps integrated into dome light, door-and tailgate-activated switches and illuminated entry and exit feature
Cargo storage, bin under rear floor
Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.)

SAFETY

StabiliTrak, stability control system with traction control
Daytime Running Lamps, LED
Airbags, dual-stage frontal and side-impact for driver and front passenger, driver inboard seat-mounted side-impact and roof-rail side-impact for all rows in outboard seating positions (Always use seat belts and the correct child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
Passenger Sensing System sensor indicator inflatable restraint, front passenger/child presence detector (Always use seat belts and the correct child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
OnStar and Chevrolet connected services capable (Terms and limitations apply. See onstar.com or dealer for details.)
Rear Vision Camera
Rear Park Assist with audible warning
Lane Change Alert with Side Blind Zone Alert
Lane Keep Assist with Lane Departure Warning
Following Distance Indicator
Forward Collision Alert
Automatic Emergency Braking
Rear Cross Traffic Alert
Front Pedestrian Braking

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings or Teen Driver menu

Door locks, rear child security

Rear Seat Reminder

LATCH system (Lower Anchors and Tethers for CHildren), for child restraint seats

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. It includes the Buckle-to-Drive feature which prevents the driver from shifting from Park for up to 20 seconds if the driver's seat belt is not buckled. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Tire Pressure Monitor, includes Tire Fill Alert (Does not monitor spare.)

Horn, dual-note

PACKAGE

Chevy Safety Assist includes (UHY) Automatic Emergency Braking, (UKJ) Front Pedestrian Braking, (UHX) Lane Keep Assist with Lane Departure Warning, (UE4) Following Distance Indicator, (UEU) Forward Collision Alert and (TQ5) IntelliBeam



City of Santa Fe Springs

City Council Meeting

ITEM NO. 20

August 17, 2021

NEW BUSINESS

Nurse Educator and Quality Improvement Coordinator: Authorization to Advertise Request for Proposals

RECOMMENDATION(S)

- Authorize the Fire Chief to advertise a Request for Proposals to provide Nurse Educator and Quality Improvement Coordinator Services.

BACKGROUND

The Department of Fire-Rescue provides Emergency Medical Services (EMS) to the community utilizing Emergency Medical Technicians (EMT) and Emergency Medical Technician-Paramedics (EMT-P). The Los Angeles County Department of Health Services (DHS) requires that all departments who have a Paramedic Program, must have on staff a Nurse Educator and Quality Improvement (QI) Coordinator. The current position is filled by Licensed Professional Nurse, familiar with the policies, procedures and protocols of the Los Angeles County EMS Agency. The current provider has been working with the Department of Fire-Rescue for many years and has announced the she intends to retire from the position at the end of November, 2021 requiring the Department to create a Request for Proposal (RFP) for a new provider of this service.

The position is extensive and requires detailed responsibilities in program administration and general support services, and detailed responsibility in administering a Quality Improvement Program, which is required by DHS. This individual instructs paramedics, presents lesson plans, observe their performance in the field, develops improvement plans, collects and reviews every medical report generated by paramedics, implements and trains on new medical policy, prepares records and attends DHS and other meetings, and prepares for and is directly involved in our Department's annual audit by DHS personnel. Required qualifications for the position include being a Certified Mobile Intensive Care Nurse (MICN) within Los Angeles County, familiar with policies, procedures, and protocols of the Los Angeles County EMS Agency, certified in American Heart Association (AHA), Advanced Cardiac Life Support (ACLS), and American Heart Association Pediatric Advanced Life Support (PALS).

It is desired to have a provider selected prior to the retirement of the current provider so that a transition plan can be established. The period of contract proposal is an annual contract with an option to extend the agreement for two additional one-year terms.



City of Santa Fe Springs

City Council Meeting

August 17, 2021

FISCAL IMPACT

Depending on the response to the RFP, it is anticipated that there should be no additional impact to the approved line-item for this service. The current position is a Fiscal Year 21/22 budgeted line-item in the 10102115 (Paramedics) budget at \$67,000.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz", followed by the word "for" in a cursive script.

Raymond R. Cruz
City Manager

Attachment(s):

Attachment No. 1: Request for Proposal with draft City of Santa Fe Springs Professional Services Agreement

**CITY OF SANTA FE SPRINGS
REQUEST FOR PROPOSALS
FOR NURSE EDUCATOR AND QUALITY IMPROVEMENT
COORDINATOR**



Proposals Due No Later Than **5:00 PM, Friday, September 10, 2021**

Submit Proposals To:

fire@santafesprings.org

Attention: Request for Proposal for Nurse Educator and Quality Improvement Coordinator
City of Santa Fe Springs
Department of Fire-Rescue
11300 Greenstone Ave., Santa Fe Springs, CA 90670

RFP Issued on Thursday, August 19, 2021

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CITY OF SANTA FE SPRINGS
REQUEST FOR PROPOSALS FOR
NURSE EDUCATOR AND QUALITY IMPROVEMENT COORDINATOR

I. INTRODUCTION

I.1 Purpose

The City of Santa Fe Springs (City) is seeking proposals for the services of a qualified educator to provide emergency medical services continuing education, quality improvement assessment and remediation, certification and license maintenance for Santa Fe Springs Fire-Rescue personnel. The City intends to retain the most qualified, cost-effective vendor to perform these services, commonly referred to as a Continuing Education Program (CE).

I.2 Background

The Santa Fe Springs Department of Fire-Rescue (SFSFR) consists of 45 sworn personnel and provide fire suppression, emergency medical services with Emergency Medical Technician and Paramedics certified/accredited with the State of California and the County of Los Angeles..

Santa Fe Springs Fire-Rescue received calls for 3,352 unique incidents in calendar year 2020, with approximately 75% of which were categorized as medical calls. Patients from the City are routinely transported to local area hospitals, but may also be sent to more distant hospitals. Transports are accomplished via private ambulance service, and the City also provides mutual aid to surrounding areas and also receives assistance from other agencies when our EMTs or Paramedics are committed on other incidents. The City is currently using the Medic ClipBoard system by Digital EMS Solutions, Inc. to collect electronic patient care information.

2. PROPOSED SELECTION SCHEDULE

The tentative schedule for consultant selection and Professional Services Agreement (PSA) award is provided below. The City reserves the right to make changes to the schedule, as deemed beneficial to the City's interest.

RFP Distributed:	Thursday, August 19, 2021
Deadline to Submit Questions:	Friday, September 3, 2021
Proposal Submittal Deadline:	Friday, September 10, 2021
Review Period:	Monday, September 13 – Friday, September 17, 2021
Vendor Interview (if necessary):	To Be Determined
Award of PSA:	To Be Determined

3. SCOPE OF SERVICES

The successful Proposer will be expected to provide the following services, including, but not limited to:

3.1 Program Administration and General Support Services

Provide in-person education that meets or exceeds the standards of the State Emergency Services Authority (EMSA) and the Los Angeles County Emergency Medical Services Agency (LAC EMSA) to all Fire Department personnel. This will require scheduling with all three platoons for regular CE as well as additional in-person training to personnel for initial certification, recertification and relicensure with State and Local EMS Agencies.

Under the direction of the EMS Coordinator, shall perform a wide range of duties related to education and training for Santa Fe Springs Fire-Rescue as defined by the LAC EMSA. The duties shall include but may not be limited to:

- Education and training based on data gathered from within the Quality Improvement program.
- Policy update for training as necessary.
- Education and training to new employees to ensure medical competencies.
- Any other EMS training deemed to be appropriate and necessary to optimize the delivery of pre-hospital care.
- Observation of current operational practices and development of course work and training to improve system and individual performance.
- Participate in direct observation of field responses with paramedics on each shift, at least once a year.

3.2 Quality Improvement

Conduct audits of department Patient Care Reports (PCR's) and Base Contact audio files and discuss pertinent findings with department personnel and staff. The duties shall include but may not be limited to:

- Assist in the development and review of individual performance improvement plans.
- Creation of periodic reports that illustrate the type and quantity of EMS education and training provided within the system.
- Keep records of patient care indicators and publish a report to the County EMS Agency as required by policy.

- Review incidents with unusual or adverse patient outcomes, inadequate performance of EMS personnel and complaints related to the delivery of medical care.
- Evaluate compliance with the legal documentation requirements of patient care in collaboration with the EMS Coordinator.
- On site evaluation of personnel including ride along to evaluate Department personnel under field conditions and design and provide education to any specific needs identified. To be conducted on each of the three shifts as available.
- Attend Quality Improvement meetings and other required meetings as available to gather changes and information related to policies and/or procedures and reporting to the Department, and prepare for, and be present at the Los Angeles County EMS QI Provider audit.
- When required, provide in association with an approved Los Angeles County receiving facility, ability for Paramedics to conduct clinical education in a hospital environment.
- Any other Quality Improvement plans or programs deemed to be appropriate and necessary to optimize the delivery of pre-hospital care.

3.3 Required Qualifications

- Certified Mobile Intensive Care Nurse (MICN) within Los Angeles County.
- Be familiar with the policies, procedures and protocols of the Los Angeles County EMS Agency.
- Must be certified in American Heart Association (AHA), Advanced Cardiac Life (ACLS) and American Heart Association Pediatric Advanced Life Support (PALS)

4. PROPOSAL FORM AND CONTENT

Proposals should be prepared simply and economically and provide a straightforward, concise description of the Proposer's company, background, qualifications, proposed services, and capabilities to satisfy the requirements of the RFP. Emphasis should be on completeness and clarity of content. Proposing parties are responsible for all costs incurred in preparation and submittal of proposals.

4.1 Mandatory Contents

1. Cover Letter
2. Table of Contents
3. Background and Experience
4. Description of Services
5. Fee Proposal
6. Additional Information

4.2 Specific Requirements for Each Section of the Proposal

- I. Cover Letter
The Cover Letter shall be a maximum one-page letter signed by a duly authorized representative of the vendor and must include the name, address, telephone number, and

e-mail address of the Proposer and those of the individual consultant(s) proposed to be assigned to the City.

2. Table of Contents

Include a clear identification of the submitted material by section and by page number.

3. Background and Experience

Describe your company's background, experience, and qualifications in providing the requested services. Proposers shall submit a current Curriculum Vitae that shall include, but may not be limited to the following information:

- a. Education / Degrees held by the vendor
- b. Detailed list of experiences as a healthcare provider in a clinical setting
- c. Copy of teaching certifications / credentials
- d. Description of experiences providing CE services
- e. List of professional references

4. Description of Services

Include a detailed summary of the services to be provided to the City of Santa Fe Springs and a work plan describing activities to be performed. The Proposer must provide a clear plan and approach to delivery of the items outlined in the Scope of Work.

5. Fee Proposal

Submit a fee proposal for an annual contract that covers all elements of the CE and QI process, in addition to an annual Site Survey and CE Audit as required by the LAC EMSA.

6. Additional Information

In this section, provide any other information that the Proposer believes is applicable to the evaluation of the proposal or your qualifications for providing the proposed services. You may use this section to address those aspects of your services that distinguish your company from other companies.

5. SUBMITTAL REQUIREMENTS

5.1 Submittal Process

The deadline for RFP responses is **Friday, September 10, 2021 at 5:00 PM (PST)**. All proposers shall submit an electronic copy of the proposal and supporting documents in PDF format to:

fire@santafesprings.org

Attention: Request for Proposal for Nurse Educator and Quality Improvement Coordinator
City of Santa Fe Springs
Department of Fire-Rescue
11300 Greenstone Ave, Santa Fe springs, CA 90670

Proposals must be delivered by the specified date and time. Proposals received after the deadline will not be considered. The submittal package shall include all required information and documents as stated herein. More than one proposal from a vendor under the same or different names will not be considered. Any proposal found ineligible or incomplete shall not be considered for selection. The City reserves the right to request follow-up information or clarification from proposers in consideration. The Proposer is responsible to ensure delivery by the date and time included.

The City of Santa Fe Springs reserves the right to reject any or all submittals, to compare the relative merits of the respective responses, and to choose a vendor, which will address the needs of the City. Proposers are strictly prohibited from reaching out directly to City staff, advisory board members, or members of the City Council during this bidding period. Communication with these parties will constitute grounds to disqualify the Proposer's bid.

Each response to this RFP shall be done at the sole cost and expense of each proposing vendor and with the express understanding that no claims against the City for reimbursement will be accepted.

Responses to this RFP may be subject to public disclosure pursuant to the California Public Records Act.

5.2 Inquiries

Pre-submittal questions about the RFP and the City's current CE program will be accepted until **11:00 AM on Friday, September 3, 2021**. Responses to all questions will be confidentially emailed to all qualified educators and/or firms sent an RFP or others who have responded to the RFP as of the date any such questions are received. Written questions are to be submitted to B. Hayward, Fire Chief, at fire@santafesprings.org, or may be made by telephone at (562) 944-9713 x. 3801. The City reserves the right to respond to any or none of the questions, depending on their merit.

TERMS OF AGREEMENT

The term of the agreement shall be for one year, with an option to extend said agreement for two additional one-year terms. The Proposer is expected to honor their quoted pricing for a period no less than 90 days following the close of the bidding period. The City's standard professional services agreement is included in this RFP as Attachment A and the selected vendor is expected to accept the terms of the agreement.

6. EVALUATION OF PROPOSALS

To be considered responsive, proposers must respond to this solicitation according to the requirements, specifications, commercial terms, and provisions as described and set forth herein. Evaluation of the proposals will be based on the competitive selection process, in which the evaluation of proposals will not be limited to price alone. Technical merit and qualifications will also be considered in the selection.

6.1 Evaluation Criteria

This RFP has been structured to provide specific requirements which function as a standardized framework for the evaluation of a prospective consultant's qualifications. The City, in consultation with the review team, reserves the right to reject any and all proposals. The selection panel will grade and score responsive proposals with the following criteria and weights:

The competitive selection evaluation criteria are as follows:

1. Past Experience / Performance Track Record
2. Qualifications and Curriculum Vitae
3. Best Value/Cost Effectiveness

Brief description of each evaluation criteria:

1. Past Experience / Performance Track Record

This criterion will be used to assign points based on the Proposer's previous experience on similar contracts, and on whether their past experience is similar to the scope of work in this planned program. This will be judged in terms of size, target group and training activities administered by the Proposer. Applicants will be scored on their actual performance on information included in the contents of the Proposal. The Proposer should demonstrate clear understanding of the Santa Fe Springs Department of Fire-Rescue EMS Program. Maximum point value will be awarded to Proposers that have worked with other cities/municipalities on similar scope projects within the last 5 years.

The Proposer must provide documentation of its ability to perform the services requested. All Proposers must demonstrate and document a satisfactory written response of similar projects in a manner which addresses the stated evaluation criteria. The Proposer shall be entirely responsible for the accuracy of the information supplied.

2. Qualifications and Curriculum Vitae

The Proposer will be rated on compliance with the “Required Qualifications” specified in the Scope of Service, and the education and certifications shared in the Proposer’s current Curriculum Vitae. Maximum point value will be awarded to those who have a Master’s degree in Education, Nursing or related fields, and have attended and passed State Fire Training Instructor courses IA and IB.

3. Best Value/Cost Effectiveness

This criterion will be used to assign points based on the cost-effectiveness of the proposal. The scoring will be based on the combination of cost and value. The cost is the total cost in dollar amount and the value portion is the list of included deliverables and additional number of value-added services, if any.

The Proposer’s budget will be reviewed to determine that the costs are reasonable, necessary, competitive, and comply with cost standards.

By submitting a proposal, each Proposer represents and warrants the following:

- All terms and conditions as presented in this RFP process are acknowledged and accepted, unless otherwise explicitly stated in the Proposal;
- The Proposer has not in any manner sought collusion to secure any improper advantage over any other person submitting a proposal; and
- The Proposer has not, and will not, offer any City employee any gratuity, discount, or offer of employment connected with the award of a contract by the City.

Interviews and presentations by one, several, or all of the Proposers may be requested by the City if deemed necessary to understand and compare the Proposer’s capabilities and qualifications fully. The adequacy, depth, and clarity of the proposal will influence its evaluation to a considerable degree.

7. SELECTION PROCESS

The selection process will involve the following phases:

1. A City review team will evaluate submittals. The initial review will determine conformance to submission requirements and whether responses meet minimum criteria established. Review will include the vendor’s acceptance of RFP terms and completeness of submissions.
2. Interview of most qualified applicants (if necessary).
3. Review team will check references given.
4. The City of Santa Fe Springs will enter into negotiations with the selected vendor leading to a professional services agreement.

8. ATTACHMENTS

Attachment A: Standard Professional Services Agreement

ATTACHMENT A

CITY OF SANTA FE SPRINGS PROFESSIONAL SERVICES AGREEMENT

**CITY OF SANTA FE SPRINGS
PROFESSIONAL SERVICES AGREEMENT
WITH
INSERT CONSULTANT'S NAME**

This Professional Services Agreement ("Agreement") is made and effective as of INSERT DATE ("Effective Date"), by and between the City of Santa Fe Springs, a California municipal corporation, ("City") and INSERT CONSULTANT'S NAME, a [sole proprietorship/partnership/limited liability partnership/corporation] ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. TERM

This Agreement shall commence on INSERT DATE and shall remain and continue in effect until the services described herein are completed, but in no event later than INSERT DATE unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

Consultant shall perform the services described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full ("Services"). Consultant shall complete the Services according to any schedule of performance set forth in Exhibit A. To the extent that Exhibit A is a proposal from Consultant and contains provisions inconsistent with this Agreement, the provisions of this Agreement shall govern.

3. PERFORMANCE

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

4. CITY MANAGEMENT

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

5. PAYMENT

- A. City agrees to pay Consultant monthly, [in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks]. This amount shall

not exceed **INSERT AMOUNT] DOLLARS (\$.00)** for the total term of the Agreement unless additional payment is approved as provided in this Agreement.

- B. Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by [the City Manager] or designee. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to in writing by the City and Consultant at the time the City's written authorization is given to Consultant for the performance of said services.
- C. Consultant will submit invoices monthly for actual Services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's Services or fees, it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within forty-five (45) days of receipt of an invoice therefor.

6. SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE

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

7. DEFAULT OF CONSULTANT

If the City determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, the City shall serve Consultant a written notice of the default. Consultant shall have seven (7) days after service of said notice to cure the default. In the event that Consultant fails to cure the default within such period of time or fails to present the City with a written plan for the diligent cure of default if such default cannot be cured within seven days, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement. The City shall also have the right to offset against the amount of any fees due to

Consultant any costs incurred by the City as a result of Consultant's default.

8. OWNERSHIP OF DOCUMENTS

- A. Consultant shall maintain complete and accurate records with respect to tasks, costs, expenses, receipts, and other such information required by the City that relate to the performance of Services under this Agreement. Consultant shall maintain adequate records of Services provided in sufficient detail to permit an evaluation of Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of the City or its designees at reasonable times to such books and records; shall give the City the right to examine and audit said books and records; shall permit the City to make transcripts or copies therefrom as necessary; and shall allow inspection of all Services, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.
- B. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the Services shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of Consultant. With respect to computer files, Consultant shall make available to the City, at the Consultant's office and upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. Consultant hereby grants to the City all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Consultant in the course of providing the Services under this Agreement.

9. INDEMNIFICATION AND DEFENSE

- A. Indemnity.

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

- B. Duty to Defend.

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

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

10. INSURANCE

Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit C attached hereto and made a part of this Agreement.

11. INDEPENDENT CONTRACTOR

- A. Consultant is and shall at all times remain as to the City a wholly independent consultant and/or independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither the City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against the City, or bind the City in any manner.
- B. No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, the City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for the City. The City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder. Consultant shall secure, at its sole expense, and be responsible for any and all payment of Income Tax, Social Security, State Disability Insurance Compensation, Unemployment Compensation, and other payroll deductions

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

- C. In the event that Consultant or any employee, agent, or subconsultant of Consultant providing Services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (CalPERS) to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless the City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subconsultants, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the City.
- D. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subconsultants providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by the City, including but not limited to eligibility to enroll in CalPERS as an employee of the City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for CalPERS benefits.

12. LEGAL RESPONSIBILITIES

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

13. UNDUE INFLUENCE

Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of the City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with

this Agreement or any Services to be conducted as a result of this Agreement. Violation of this section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

14. NO BENEFIT TO ARISE TO LOCAL EMPLOYEES

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

15. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

- A. All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without the City's prior written authorization, unless the information is clearly public. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City Manager or designee, or unless requested by the City's attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the Services performed under this Agreement or relating to the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives the City notice of such court order or subpoena.
- B. Consultant shall promptly notify the City should Consultant, its officers, employees, agents, and/or subconsultants be served with any summons, complaint, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the Services performed hereunder or the City, unless the City is a party to any lawsuit, arbitration, or administrative proceeding connected to such Discovery, or unless Consultant is prohibited by law from informing the City of such Discovery. The City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless the City is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Consultant in such proceeding, Consultant agrees to cooperate fully with the City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, the City's right to review any such response does not imply or mean the right by the City to control, direct, or rewrite said response, or that the City has an obligation to review any such response or verifies any response it has reviewed.

16. NOTICES

Any notices which either party may desire to give to the other party under this

Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mail by the United States Postal Service, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

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

To Consultant: _____

17. ASSIGNMENT

Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City. Because of the personal nature of the Services to be rendered pursuant to this Agreement, only _____ shall perform the Services described in this Agreement, unless otherwise agreed to by City. Consultant shall provide City fourteen (14) days' notice prior to the departure of _____ from Consultant's employ. Should he/she leave Consultant's employ, City shall have the option to immediately terminate this Agreement, within three (3) days of the close of said notice period. Upon termination of this Agreement, Consultant's sole compensation shall be payment for actual Services performed up to, and including, the date of termination or as may be otherwise agreed to in writing between the City and Consultant. Before retaining or contracting with any subconsultant for any services under this Agreement, Consultant shall provide the City with the identity of the proposed subconsultant, a copy of the proposed written contract between Consultant and such subconsultant which shall include an indemnity provision similar to the one provided herein and identifying the City as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subconsultant carries insurance at least equal to that required by this Agreement or obtain a written waiver from the City for such insurance.

18. LICENSES

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

19. GOVERNING LAW

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation

concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City.

20. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

21. SERVICES SCHEDULED/TIME OF COMPLETION

[Note: This section is optional and should be included only when the project is particularly time-sensitive.]

City and Consultant agree that time is of the essence in this Agreement. City and Consultant further agree that Consultant's failure to perform on or at the times set forth in this Agreement will damage and injure City, but the extent of such damage and injury is difficult or speculative to ascertain. Consequently, City and Consultant agree that any failure to perform by Consultant at or within the times set forth herein shall result in liquidated damages of [Insert amount] dollars (\$__.00) per day for each and every day such performance is late or delayed. City and Consultant agree that such sum is reasonable and fair. Furthermore, City and Consultant agree that this Agreement is subject to Government Code section 53069.85 and that each party hereto is familiar with and understands the obligations of Section 53069.85.

22. AMENDMENTS

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

23. NON-EXCLUSIVE AGREEMENT

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

24. ATTORNEYS' FEES

In the event that litigation is brought by any party in connection with this Agreement, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in

the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

25. CONSTRUCTION

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

26. WAIVER

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

27. SEVERABILITY

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

28. COUNTERPARTS

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

29. AUTHORITY TO EXECUTE THIS AGREEMENT

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

30. ELECTRONIC SIGNATURES

The parties acknowledge and agree that execution of this Agreement by electronic signatures or electronic transmittal of signatures are the same as handwritten

signatures for the purposes of validity, enforceability, and admissibility.

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

[If Consultant is a corporation, two signatures are required: Signature 1 – the Chairperson of the Board, the President, or any Vice President; Signature 2 – the Secretary, any Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer (Corp. Code § 313).]

CITY OF SANTA FE SPRINGS

CONSULTANT

Date: _____

Name: _____
Title: _____
Date: _____

ATTEST:

CONSULTANT

Janet Martinez, City Clerk

Name: _____
Title: _____
Date: _____

APPROVED AS TO FORM:

Ivy M. Tsai, City Attorney

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

EXHIBIT A
SERVICES

EXHIBIT B
FEE SCHEDULE

EXHIBIT C

INSURANCE REQUIREMENTS

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

[Note: Verify minimum limit for each coverage with Risk Manager.]

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

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

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

[Note: May need to delete workers' compensation and employer's liability insurance requirements for certain sole proprietorships, partnerships, or corporations without employees.]

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

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

[Note: If the required limits for general liability, auto and employer's liability are \$1 million or less, the following paragraph may be omitted.]

Umbrella or excess liability insurance. [Optional depending on limits required]. Consultant shall obtain and maintain an umbrella or excess liability insurance policy with limits that will provide bodily injury, personal injury and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability, automobile liability, and employer's liability. Such policy or policies shall include the following terms and conditions:

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

Other provisions or requirements

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

Duration of coverage. Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, or Consultant's agents, representatives, employees or subconsultants.

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

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

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

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

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

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

Requirements not limiting. Requirements of specific coverage features or limits contained in this Agreement are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

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

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

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to the City and approved of in writing.

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

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

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

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

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

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



City of Santa Fe Springs

City Council Meeting

ITEM NO. 21

August 17, 2021

NEW BUSINESS

Southern California Edison (SCE) Owned Street Lights Retrofit – Approval of Fixture Replacement Rate Agreement

RECOMMENDATION

- Authorize City Manager to execute Fixture Replacement Rate Agreement with SCE.

BACKGROUND

This project will be the first phase of a three-phase project to retrofit Street Lights to LEDs within the City of Santa Fe Springs. SCE has a program called Schedule LS-1, Option E that allows SCE to hire a contractor to install Light Emitting Diode (LED) Street Lights to replace the current High-Pressure Sodium Street Lights. There are approximately 382 SCE-owned Street Lights citywide. After the Agreement is executed, SCE will retrofit the light fixtures to LED within approximately six to eight months.

LEGAL REVIEW

The City Attorney's Office has reviewed the agreement.

FISCAL IMPACT

The LED Retrofit project will be funded through savings gained through reduced energy costs for Street Lights. There is no cost to the City to retrofit the SCE-owned street lights to LED.

INFRASTRUCTURE IMPACT

Retrofitting the SCE-owned Street and Parking Lighting Fixtures with LED Luminaires will reduce energy consumption and maintenance costs with improved lighting levels.

Raymond R. Cruz for

Raymond R. Cruz
City Manager

Attachments:

Attachment No. 1: Fixture Replacement Rate Agreement.

Report Submitted By:

Noe Negrete
Director of Public Works

7/2

Date of Report: August 13, 2021



Southern California Edison
Rosemead, California (U 338-E)

Original
Cancelling

Cal. PUC Sheet No. 57074-E
Cal. PUC Sheet No.

Sheet 1

SCHEDULE LS-1 OPTION E,
ENERGY EFFICIENCY-LIGHT EMITTING DIODE (LED) FIXTURE REPLACEMENT
RATE AGREEMENT

Form 14-965

(To be inserted by utility)

Advice 3241-E
Decision 14-10-046

Issued by

R.O. Nichols
Senior Vice President

(To be inserted by Cal. PUC)

Date Filed Jun 30, 2015
Effective Jun 1, 2016
Resolution _____

SOUTHERN CALIFORNIA EDISON COMPANY
SCHEDULE LS-1 OPTION E, ENERGY EFFICIENCY-LIGHT EMITTING DIODE (LED)
FIXTURE REPLACEMENT RATE AGREEMENT

This Schedule LS-1 Option E, Energy Efficiency-Light Emitting Diode (LED) Fixture Replacement Rate Agreement (Agreement), effective this _____ day of _____,

_____ (Effective Date), is entered into between Southern California Edison Company (SCE) and _____, an SCE customer taking service on Schedule LS-1 (Applicant), referred to collectively as "Parties," and individually as "Party." This Agreement provides for SCE, at Applicant's request, to replace the existing street lighting fixtures serving Applicant's premises with Light Emitting Diode (LED) street lighting fixtures to achieve energy efficiency benefits for Applicant, as set forth in Special Condition 14, Option E, Energy Efficiency-Light Emitting Diode (LED) Fixture Replacement, of Schedule LS-1.

The Parties agree as follows:

1. LED FIXTURES

SCE shall install, own, operate, and maintain LED Fixtures for Applicant as set forth in Exhibit "A" attached hereto and incorporated herein by this reference. The LED Fixtures provided hereunder shall at all times remain the property of SCE.

2. LED FIXTURE REPLACEMENT COSTS

- 2.1 The replacement costs of the LED Fixtures provided hereunder shall be borne by Applicant.
- 2.2 Applicant shall pay the charge for the LED Fixtures Replacement rate, which includes an Energy Efficiency Premium Charge (EEPC) and a Base LED Charge, under Option E of Schedule LS-1. Applicant elects Option E in lieu of an upfront, one-time payment of the replacement costs.
- 2.3 SCE does not guarantee that any energy or bill savings will accrue to Applicant as a result of the LED Fixture replacements.

3. COMMENCEMENT OF SERVICE

The Parties agree that SCE has the right to charge Applicant, and Applicant has an obligation to pay SCE, for the charges set forth in Schedule LS-1, Option E, commencing on the date SCE begins serving the LED Fixtures installed pursuant to this Agreement.

4. TERM AND TERMINATION

- 4.1 This Agreement shall be effective as of the Effective Date and shall continue for a term of twenty (20) years from the commencement of service as specified in Section 3 above (Term).
- 4.2 Applicant may terminate this Agreement at any time during the Term upon a thirty (30) - day advance written notice, provided that Applicant, prior to or within the 30-day advance notice period, assigns the Agreement to any New Party In (NPI) that owns, rents or leases the premises served by the street lighting fixtures replaced under this Agreement and will take service under Option E of Schedule LS-1 effective as of the date of termination; *otherwise*, Applicant shall pay a one-time termination charge equal to the present value of the balance of the EEPC of Option E over the remaining Term. The present value is determined based on SCE's authorized rate of return on rate base, or discounted rate of 7.90%.

**SOUTHERN CALIFORNIA EDISON COMPANY
SCHEDULE LS-1 OPTION E, ENERGY EFFICIENCY-LIGHT EMITTING DIODE (LED)
FIXTURE REPLACEMENT RATE AGREEMENT**

5. AMENDMENTS; ASSIGNMENTS

- 5.1 Any changes or amendments to this Agreement must be in writing and must be executed by the Applicant and SCE and, if required, be approved by the California Public Utilities Commission (Commission).
- 5.2 Applicant shall not assign this Agreement without the prior written consent of SCE; provided, however, that Applicant may assign the Agreement pursuant to the terms and conditions of Section 4.2 above, and the NPI must assume all rights and obligations under this Agreement for the remaining Term. Any assignment and assumption shall be in a form acceptable to SCE.

6. NOTICE

Any notice either Applicant or SCE may wish to provide the other regarding this Agreement must be in writing. Such notice must be either hand-delivered or sent by U.S. certified or registered mail, postage prepaid, to the person designated to receive notice for the other Party below, or to such other address as either may designate by written notice. Notices delivered by hand shall be deemed effective when delivered. Notices delivered by mail shall be deemed effective when received, as acknowledged by the receipt of the certified or registered mailing.

Applicant:

SCE:

(Name)

(Title)

(Address)

(City, State, Zip)

Business Customer Division
Southern California Edison Company
2244 Walnut Grove Avenue
Rosemead, CA 91770

7. NONWAIVER

The failure of either Party to enforce any of the terms and conditions or to exercise any right or privilege in this Agreement shall not be construed as a waiver of any such term and conditions or rights or privileges, and the same shall continue and remain enforce and effect as if no such failure to enforce or exercise had occurred.

8. SEVERABILITY

In the event that any of the provisions, or portions thereof, of this Agreement are held to be unenforceable or invalid by the Commission, or any court of competent jurisdiction, the validity and enforceability of the remaining provisions or any portion thereof shall not be affected.

9. APPLICABLE LAWS, RULES, AND REGULATIONS

This Agreement shall be subject to, and interpreted under the laws, rules, decisions and regulations of the State of California, without regard to its conflict of laws principles, the Commission, and SCE's Commission-approved tariffs.

**SOUTHERN CALIFORNIA EDISON COMPANY
SCHEDULE LS-1 OPTION E, ENERGY EFFICIENCY-LIGHT EMITTING DIODE (LED)
FIXTURE REPLACEMENT RATE AGREEMENT**

10. CALIFORNIA PUBLIC UTILITIES COMMISSION JURISDICTION

- 10.1 This is a filed form tariff agreement authorized by the Commission for use by SCE. No officer, inspector, solicitor, agent or employee of SCE has any authority to waive, alter, or amend any part of this Agreement except as provided herein or authorized by the Commission. This Agreement is to be used in conjunction with Schedule LS-1 and supplements the terms and conditions of the Applicant's electric service under Schedule LS-1.
- 10.2 This Agreement shall at all times be subject to such changes or modifications by the Commission as said Commission may, from time to time, direct in the exercise of its jurisdiction.
- 10.3 Notwithstanding any other provisions of this Agreement, SCE has the right to unilaterally file with the Commission, pursuant to the Commission's rules and regulations, an application for change in rates, charges, classification, service, or rule or any agreement relating thereto.

11. ENTIRE AGREEMENT

This Agreement, including SCE's Commission-approved tariffs, constitutes the complete agreement and understanding between the Applicant and SCE regarding the LED Fixtures replacement costs. Prior agreements, representations, understandings, whether expressed or implied, and communications, oral or written, between the Applicant and SCE shall not be construed to be a part of this Agreement.

12. AUTHORIZATION SIGNATURE

In witness whereof, the Parties hereto have caused this Agreement to be signed by their duly authorized representatives.

APPLICANT

BY: _____
NAME: RAYMOND R. CRUZ
TITLE: SANTA FE SPRINGS, CITY MANAGER
DATE SIGNED: _____

SOUTHERN CALIFORNIA EDISON COMPANY

BY: _____
NAME: _____
TITLE: _____
DATE SIGNED: _____

SOUTHERN CALIFORNIA EDISON COMPANY
EXHIBIT "A"
SCHEDULE LS-1 OPTION E,
ENERGY EFFICIENCY-LIGHT EMITTING DIODE (LED) FIXTURE REPLACEMENT

APPLICANT

CITY OF SANTA FE SPRINGS

CUSTOMER ACCOUNT NO.

SERVICE ACCOUNT NO.

(Additional account numbers/addresses may be attached hereto.)

SERVICE ADDRESS

APPLICANT REQUESTED READY TO SERVE DATE

SCE READY TO SERVE DATE _____

DESCRIPTION OF **LED** FIXTURES/SCOPE OF WORK: SPECIFY HOW MANY STREET LIGHTING
FIXTURE REPLACEMENTS ARE BEING REQUESTED AND AGREED TO UNDER THIS
AGREEMENT AND OTHER RELEVANT DETAILS.

W.O. No(s): _____



City of Santa Fe Springs

City Council Meeting

ITEM NO. 22

August 17, 2021

NEW BUSINESS

Second Amendment to City Manager Employment Agreement

RECOMMENDATION

- Approve the Second Amendment to the City Manager Employment Agreement.
- Authorize the Mayor to execute the Second Amendment.

BACKGROUND

The City and Raymond R. Cruz previously entered into a City Manager Employment Agreement effective March 1, 2018, for Mr. Cruz to serve as the City Manager for the City. In 2019, the City and Mr. Cruz entered into the First Amendment to the Agreement to amend certain agreement provisions. Pursuant to the terms of the Agreement, the City Council recently conducted a performance evaluation and salary review and gave direction to the City Attorney to prepare the attached Second Amendment to the Agreement. The Second Amendment revises Subsection A (Vacation) of Section 6 (Paid Leave) of the Agreement to increase the accrual of vacation leave per year from one hundred and forty (140) hours to one hundred and sixty-eight (168) hours, retroactive to March 1, 2021. Except for this revision, the terms and conditions of the Agreement and First Amendment will remain in full force and effect.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz", followed by a stylized flourish.

Raymond R. Cruz
City Manager

Attachments:

1. Second Amendment to City Manager Employment Agreement
2. City Manager Employment Agreement and First Amendment

**CITY OF SANTA FE SPRINGS
SECOND AMENDMENT TO
CITY MANAGER EMPLOYMENT AGREEMENT**

This SECOND AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT (“Second Amendment”) is entered into on August 17, 2021, by and between the CITY OF SANTA FE SPRINGS, a California municipal corporation (“City”), and RAYMOND R. CRUZ (“Cruz”).

WHEREAS, the City and Cruz entered into a City Manager Employment Agreement (“Agreement”) for Cruz to serve as the City Manager of Santa Fe Springs effective March 1, 2018; and

WHEREAS, pursuant to the terms of the Agreement, the City Council recently conducted a performance evaluation and salary review; and

WHEREAS, the City and Cruz desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. Subsection A (Vacation) of Section 6 (Paid Leave) is hereby amended to increase the accrual of vacation leave per year from one hundred and forty (140) hours to one hundred and sixty-eight (168) hours, retroactive to March 1, 2021.

2. All other terms of the Agreement shall remain in full force and effect.

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

CITY OF SANTA FE SPRINGS

RAYMOND R. CRUZ

John M. Mora, Mayor

Dated: _____

Dated: _____

APPROVED AS TO FORM:

Ivy M. Tsai, City Attorney

ATTEST:

Janet Martinez, City Clerk

**CITY OF SANTA FE SPRINGS
FIRST AMENDMENT TO
CITY MANAGER EMPLOYMENT AGREEMENT**

This FIRST AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT ("First Amendment") is entered into on June 27, 2019, by and between the CITY OF SANTA FE SPRINGS, a California municipal corporation ("City") and RAYMOND R. CRUZ ("Cruz") an individual (sometimes collectively referred to herein as "the Parties").

RECITALS

WHEREAS, the City and Cruz entered into a City Manager Employment Agreement ("Agreement") for Cruz to serve as the City Manager of Santa Fe Springs effective March 1, 2018 ("Effective Date"); and

WHEREAS, pursuant to the terms of the Agreement, the City Council conducted an annual performance evaluation and annual salary review at the conclusion of Cruz's first year as City Manager; and

WHEREAS, as a part of the annual salary review, the City Council successfully negotiated with Cruz several amendments to the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree to amend the following sections of the Agreement as follows:

1. Section 1 (Term) of the Agreement is hereby amended to add one more year to the term of the agreement for a total of six (6) years from the Effective Date of the Agreement.

2. Subsection A. (Salary) of Section 3 (Compensation, Performance Objectives and Performance Evaluation) is hereby amended to increase the annual salary from \$201,000.00 to \$207,030.00, retroactive to March 1, 2019. In addition, Cruz shall be eligible for physical fitness incentive pay and educational incentive pay for having obtained a Master's degree; also retroactive to March 1, 2019.

3. Subsection F (Deferred Compensation) of Section 3 (Compensation, Performance Objectives and Performance Evaluation) is hereby amended to increase the maximum City contribution from 1.5% to 3%, retroactive to March 1, 2019.

4. Subsection C (Health Insurance) of Section 4 (Retirement and Health Benefits) is hereby amended to delete the specified dollar amount of \$1,458.75 and instead provide that Cruz shall receive a monthly benefit in an amount subject to an annual cost of living adjustment consistent with the adjustment applied to Department Heads.

5. Subsection D (Retiree Health) of Section 4 (Retirement and Health Benefits) is hereby amended to place Cruz's per monthly benefit from the specific dollar amount of \$1,458.75 to an

amount consistent with the Tier One level and that his benefits will continue to an end date consistent with that of all other City employees.

6. Subsection E (Life Insurance) of Section 4 (Retirement and Health Benefits) is hereby amended to the Life Insurance amount from \$201,000.00 to \$228,000.00 effective as soon as practicable after the date of this First Amendment.

7. Subsection F (Short & Long Term Disability Insurance) of Section 4 (Retirement and Health Benefits) is hereby amended to provide that the City will continue to pay \$100% of the premium for Long Term Disability Insurance to Cruz at the same amount as all other employees of the City, however the City will not pay for the premium for Short Term Disability. Cruz has the option to procure, and pay the premium for, Short Term Disability Insurance in the same manner as all other employees of the City.

8. Section 5 (Vehicle Use) shall be replaced in its entirety with the following:

Cruz's duties require him to be available and to respond to the demands of City business at all times and outside of regular business hours, including weekends. City agrees to provide Cruz with a City vehicle that is acceptable to both parties. The City shall pay for all expenses related to the operation of the vehicle, including but not limited to insurance, maintenance, repair, and gasoline consistent with the City's vehicle use policy. Cruz may use the vehicle for City and personal purposes; however Cruz may not take the vehicle out of the State of California. This provision shall be effective upon delivery of the agreed-upon vehicle to Cruz.

9. Subsection A (Vacation) of Section 6 (Paid Leave) is hereby amended to increase the accrual of vacation leave per year from one hundred twenty (120) hours to one hundred and forty (140) hours, retroactive to March 1, 2019.

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed on the dates reflected below each signature.

CITY OF SANTA FE SPRINGS



Juanita A. Trujillo, Mayor

Dated: 6/27/19

RAYMOND R. CRUZ



Raymond R. Cruz

Dated: 6/27/19

APPROVED AS TO FORM:



Ivy M. Tsai, City Attorney

Dated: 6/27/19

**CITY OF SANTA FE SPRINGS
CITY MANAGER EMPLOYMENT AGREEMENT**

This AT-WILL CITY MANAGER EMPLOYMENT AGREEMENT ("Agreement") is made effective as of March 1, 2018 ("Effective Date") and is entered into by and between the CITY OF SANTA FE SPRINGS, a California municipal corporation ("City") and RAYMOND R. CRUZ ("Cruz") an individual (sometimes collectively referred to herein as "the Parties").

RECITALS

WHEREAS, City Council of the City of Santa Fe Springs ("City Council") desires to hire Cruz as an at-will employee to serve in the position of City Manager for the City ("City Manager") as prescribed by state law and City Municipal Code; and

WHEREAS, the City Council desires to provide certain benefits, establish certain conditions of employment, and to set working conditions of City Manager; and

WHEREAS, the City desires to (1) secure and retain the services of Cruz; (2) have Cruz perform all of the regular functions of the City Manager pursuant to the codes and regulations of the City; (3) to provide inducement for him to remain in such employment, and (4) to make possible full work productivity by assuring Cruz's morale and peace of mind with respect to future security; and

WHEREAS, Cruz desires to perform and assume responsibility for the provisions of City Manager and accepts the offer of employment as City Manager made by the City; and

WHEREAS, the Parties wish to establish the terms and conditions of Cruz's provision of City Manager services to the City through this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. Term

Subject to City Council's right to terminate Cruz's employment at any time, as provided for in this Agreement, the term of this Agreement is five (5) years from the Effective Date. Unless City gives written notice of non-renewal to Cruz at least two (2) months prior to the expiration of the initial or any subsequent term, this Agreement shall automatically renew for an additional one year term. Such employment shall be on the terms hereinafter set forth.

2. Duties and Authority

City agrees to employ Cruz as City Manager to exercise the powers and authority and to perform the functions and duties specified in the Santa Fe Springs Municipal Code and all relevant resolutions, rules, regulations, procedures, applicable job description(s) and state codes. Cruz shall exercise such power and authority and perform such other functions and duties, not inconsistent with this Agreement, as City, by its City Council, may legally assign.

3. Compensation, Performance Objectives and Performance Evaluation

A. Salary. City agrees to pay Cruz an annual salary of \$201,000.00 (two hundred and one thousand dollars) ("Salary"), subject to deductions and withholding of any and all sums required for federal or state income tax, pension contributions, and all other taxes, deductions or withholdings required by then current state, federal or local law, prorated and paid on the City's biweekly payroll cycle. In lieu of the lesser salary, Cruz waives the right to City incentive pay including physical fitness incentive pay and educational incentive pay for obtaining an advanced degree and/or Master's degree. Any adjustment to the Salary shall be at the discretion of the City Council.

B. Cost of Living Increase. City agrees to provide a cost of living adjustment in Cruz's base salary equal to and at the same time as other Department Heads of the City. In the event other Department Heads do not receive a uniform increase, the increase provided shall be equal to the average amount of the increase received by Department Heads (on a percentage basis). This increase will not include merit increases received by Department Heads, but only cost of living increases. The City Council reserves the right to defer or refuse any or all part of the cost of living adjustment if the Council determines that the fiscal state of the City warrants such action.

C. Annual Salary Review. City and Cruz agree to conduct an annual salary review concurrently with the annual performance evaluation. City, by its City Council, shall conduct an evaluation of Cruz's performance each year on or before February during the period in which this Agreement remains in effect, beginning with February 2019. Such annual salary review shall include consideration of those benefits afforded Cruz in this Agreement. Following the annual performance review, the City may increase Cruz's salary. Any action to approve an increase must be approved by a majority vote of the Council at a public meeting. The City Council and/or Cruz reserve the right to defer or refuse any or all part of any base salary adjustment if either party determines that the fiscal state of the City warrants such action.

D. City, by its City Council, and Cruz shall set mutually-agreed upon performance objectives for each year under this Agreement. Such performance objectives shall be agreed by the Parties as necessary for the proper operation of the City in the attainment of the City Council's policy objectives and shall further establish a relative priority among the agreed objectives. These objectives shall be reasonably attainable within the limitations of the City Council approved operating and capital budgets, authorized appropriations and staffing levels.

E. Effectuating Salary Adjustment. City and Cruz agree that the affirmative vote of three (3) members of Council shall be required to effectuate an increase in the salary paid to Cruz pursuant to this Agreement.

F. Deferred Compensation. City agrees that Cruz may, at his sole cost and expense, participate in City's Deferred Compensation Program. City further agrees that it shall match Cruz's contributions, if any, into City's Deferred Compensation Plan fifty-cents (\$00.50) for every dollar contributed by Cruz up to a maximum of 1.5% of Cruz's salary.

G. Other Compensation. Cruz is not eligible for overtime pay, compensatory time off in lieu of overtime pay, or extra payment for work performed on City-designated holidays.

4. **Retirement and Health Benefits**

A. Retirement. The City's contract with CalPERS shall apply to Cruz as a Tier 2 employee with the retirement benefit formula of 2% at 55 years of age.

1. Cruz shall pay the CalPERS normal member contribution (as defined in §20677(a)(2) of the California Government Code.
2. The City shall pay the 1959 Survivor Benefits premium for Cruz.
3. Cruz shall be eligible for Credit for Unused Sick Leave, Cal. Gov. Code §20965, whereby he may receive additional service credit for the balance of his unused sick leave upon retirement from the City, converted per the terms of the City's contract amendment with CalPERS.
4. Cruz's shall be subject to the provisions of California Government Code §20037, whereby his final compensation shall be the highest annual average compensation during any consecutive 36-month period of employment.

B. Medicare. Cruz shall pay the designated employee contribution for Medicare in accordance with applicable law.

C. Health Insurance. The City shall pay up to \$1,458.75 per month for Cruz and his eligible dependents to participate in City sponsored medical plan. The City's contribution shall not exceed the premium of the selected plans and tiers of coverage.

1. Any remaining balance of this agreed City contribution shall not be converted to cash.
2. Cruz may opt out of City sponsored medical coverage upon proof of his enrollment in other group medical insurance and may cash out according to the City's current formula.
3. Cruz's salary shall be reduced by the amount of any necessary payroll deduction for health insurance premiums in excess of the agreed City contribution on a before-tax basis.

D. Retiree Health. Following retirement from the City after having served as a City employee for no less than five (5) years, Cruz shall be eligible for a maximum monthly City contribution of \$1,458.75 per month after retirement towards coverage under a City sponsored medical plan provided that Cruz's CalPERS retirement allowance is effective the day after his official separation from City of Santa Fe Springs employment. This obligation to pay health insurance premiums shall end at such time as Cruz reaches age 65 or becomes eligible to enroll, automatically or voluntarily, in MediCal or MediCare, whichever occurs first.

E. Life Insurance. Cruz shall be eligible for group life insurance equal to his annual salary up to the annual salary maximum set in the group policy, which at the Effective Date of this

Agreement is \$201,000.00. Cruz is eligible to purchase voluntary City group term life insurance through payroll deduction.

F. Short & Long-Term Disability Insurance. The City shall pay 100% of the premium for Cruz to be eligible for the City's short and long term disability insurance plan coverage.

5. Vehicle Use

Cruz's duties require him to be available and to respond to the demands of City business at all times and outside of regular business hours, including weekends. City agrees to provide Cruz a monthly car allowance of Five Hundred (\$500) per month to cover expenses for city related business. Notwithstanding the foregoing, City will also reimburse Cruz for all parking fees incurred on City business under the same terms and conditions applicable to classified City employees.

6. Paid Leave

A. Vacation. The City shall provide an initial balance of sixty (60) hours of vacation leave upon the Effective Date of this Agreement. Thereafter during the term of the Agreement, Cruz shall accrue vacation leave at the rate of one hundred twenty (120) hours paid vacation leave per year. For the first year, the initial balance of sixty (60) hours shall be included in the one hundred twenty (120) hours for that year. Cruz may convert up to eighty (80) hours to cash each payroll year in accordance with the City's annual leave conversion program.

B. Sick Leave. The City shall provide an initial balance of ninety six (96) hours of sick leave upon the Effective Date of this Agreement. After the first year of this Agreement, Cruz shall earn and accumulate eight (8) hours of sick leave per month worked at least one full regular workday.

C. Flexible Leave. Cruz shall be entitled to sixty (60) hours of paid Executive Leave, also referred to as Flex Leave, per fiscal year. Up to twenty four (24) hours per year may accrue from year to year for a maximum of eighty four (84) total hours. Notwithstanding the right to accrue, Flexible Leave may not be converted to any other form of compensation.

D. Holidays. From and after the Effective Date of this Agreement, Cruz shall be entitled to such holidays as are currently afforded City's Department Heads, and as may be modified for all of City's Department Heads by resolution of Council from time to time.

7. Professional Development

a. Memberships. City agrees to pay Cruz's membership dues in the International City Management Association ("ICMA"), ICMA Hispanic Network, California League of Cities City Manager's Department, California City Management Foundation and other similar organizations to which City is a member, at City expense. Employee shall have a right to attend these organizations meetings and annual conferences.

b. Service Organization Membership. The active promotion of City shall be one of Cruz's duties under this Agreement. As such, the City shall pay for Cruz toward the annual membership fee for one service organization or non-profit board based in City.

8. General Business Expenses

A. Out-of-Town Meetings, Conferences & Seminars. City agrees to reimburse Cruz for expenses incurred by Cruz while attending overnight out-of-town meetings, conferences or seminars related to his employment with City.

B. City agrees to reimburse Cruz for expenses necessarily incurred while in attendance at local meetings or seminars related to his employment with City.

C. City agrees to reimburse Cruz the actual cost of those incidental expenses necessarily incurred by Cruz while engaged in the business of City upon the presentation of an appropriate receipt therefor, including but not limited to expenses incurred related to business lunch meetings.

9. At-Will Employment Relationship

A. Cruz is appointed by, and serves at the pleasure of, the City Council. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of City to terminate this Agreement and the employment of Cruz at any time, with or without Cause (as defined below), and with or without notice. However, City and Cruz agree that termination without cause may not be exercised by the City during any period commencing ninety (90) days prior to a City Council election and ending sixty (60) days following certification of such City Council election. In the event City elects to terminate this Agreement prior to the stated term, City shall pay Cruz for all services through the effective date of termination and Cruz shall have no right to any additional compensation or payment, except as provided in Section 10 Severance and Benefit Payoff at Termination, and General Release Agreement, below.

B. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Cruz to resign from his employment with City, subject only to Cruz providing thirty (30) calendar days' prior written notice to City of the effective date of his resignation. Upon the effective date of his voluntary resignation, Cruz forfeits all compensation and benefits owing for the remainder of the term of this Agreement, as well as any severance pay.

10. Severance and Benefit Payoff at Termination, and General Release Agreement

A. If City elects to terminate this Agreement, and the services of Cruz thereunder, without Cause, as determined by the affirmative votes of a majority of the members of the City Council at a meeting of the City Council, City shall, within (30) days after execution and the Effective Date of the Severance Agreement and General Release ("Severance Agreement") in substantial conformity with Exhibit A, pay Cruz beginning on the effective date of termination a lump sum benefit in compliance with Government Code Section 53260 equal to the lesser of the monthly value of his Salary income times the number of months left on this Agreement or six (6) months

of his then applicable Salary ("Severance"). Notwithstanding the foregoing, the City's election not to extend or renew this Agreement shall not entitle Cruz to severance pursuant to Section 10 of this Agreement.

B. If City terminates this Agreement (thereby terminating Cruz's Employment) with Cause, as determined by the affirmative votes of a majority of the members of the City Council at a meeting of the City Council, Cruz shall not be entitled to any additional compensation or payment, including Severance and the City Council may terminate this Agreement immediately. As used in this Agreement, Cause shall mean any of the following:

1. Conviction of a felony;
2. Conviction of a misdemeanor arising out of Cruz's duties under this Agreement and involving a willful or intentional violation of law;
3. Conviction of any crime involving an "abuse of office or position," as that term is defined in Government Code section 53243.4;
4. Willful abandonment of duties;
5. Repeated failure to carry out a lawful directive or directives of the City Council made by the City Council as a body; and
6. Any of the following acts by Cruz:
 - a) willful destruction or misuse of City property;
 - b) willful political activity involving the support of candidates for City's City Council or any other elected City official position;
 - c) financial mismanagement;
 - d) material dishonesty;
 - e) willful violation of Federal, State or City discrimination and harassment laws concerning race, religious creed, color, national origin, ancestry, physical handicap, marital status, sexual orientation, sex or age concerning either members of the general public or City's employee(s) while acting in the course and scope of employment, while on City premises or time, and/or while acting without the prior approval or direction of the Council;
 - f) willful and unlawful retaliation against any City officer or employee or member of the general public who in good faith reports, discloses, divulges or otherwise brings to the attention of any appropriate authority any facts or information relative to actual or suspected violations of any law occurring on the job or related directly thereto;
 - g) willful violation of any conflict of interest or incompatibility of office laws;
 - h) performance of material outside business interests that conflict directly with the activities and duties as Employee, but not including educational or professional training programs conducted by Employee whether for personal financial gain or not.

C. If Cruz terminates this Agreement (thereby terminating Cruz's employment), Cruz shall not be entitled to any additional compensation or payment, including Severance in the event of his voluntary resignation.

11. Employee's Obligations and Hours of Work

Cruz's regular days and hours of work shall be the regular days and hours assigned for City employees generally. In addition, Cruz shall attend all City Council meetings, workshops and other meetings and/or community events as directed by the City Council during non-regular business hours and days. Cruz's days and hours of work per day may be unilaterally modified by the City Council. Cruz shall be classified as an exempt employee for purposes the Fair Labor Standards Act and shall not be entitled to any form of compensation for overtime. In recognition of the significant time Cruz will need to devote outside normal office hours to business activities of City and the exempt, salaried nature of the employment, Cruz is permitted to exercise a flexible work schedule. However, consistent with this flexibility and Cruz's participation in activities out of the office, Cruz will generally be expected to keep office hours at City Hall, during normal business hours.

12. Confidentiality and Non-Disparagement

A. Cruz acknowledges that in the course of his employment contemplated herein, Cruz will be given or will have access to confidential and proprietary documents and information, relating to the City, its residents, businesses, employees, and customers ("Confidential Information"). Such Confidential Information may include, but is not limited to, all information given to or otherwise accessible to Cruz that is not public information or would be exempt from public disclosure as confidential, protected, exempt or privileged information. Cruz shall hold the Confidential Information in trust for City's benefit, and shall not disclose the Confidential Information to others without the express written consent of City.

B. The obligations of City and Cruz under this Section 11 shall survive the termination of this Agreement.

13. Outside Activities

Cruz shall not engage in any activity, consulting service or enterprise, for compensation or otherwise, which is actually or potentially in conflict with, incompatible with or inimical to, or which materially interferes with his duties and responsibilities to City. (Cal. Govt. Code §§ 1125, et. seq.)

14. Defense and Indemnification

For the purpose of indemnification and defense of legal actions, Cruz shall be considered an employee of the City and entitled to the same rights and subject to the same obligations as are provided for all other employees of the City as set forth in Sections 825 through 825.6 and Sections 995 through 996.6 of the California Government Code. In accordance with the provisions of

California Government Code sections 995 and 995.2, City shall defend and indemnify Cruz, using legal counsel of City's choosing, against any civil action or proceeding brought against Cruz, in his official or individual capacity or both, on account of an act or omission in the scope of his employment as City Manager, unless such act or omission was due to actual fraud, corruption, or actual malice. In the event the City determines there is a conflict of interest between the City and Cruz and independent counsel is required for Cruz's defense, City shall select and pay the reasonable fees of such independent counsel for Cruz's defense. Cruz shall cooperate fully in the investigation and defense of any civil action or proceeding.

15. **Notices**

Notice pursuant to this Agreement shall be given by depositing written notification in the custody of the United States Postal Service, postage prepaid, addressed as follows:

(1) City:

City of Santa Fe Springs
c/o City Clerk
11710 Telegraph Road
Santa Fe Springs, CA 90670

(2) Cruz:

Raymond Cruz
2935 Briarwood Drive
Torrance, CA 90505

Alternatively, notice required pursuant to this Agreement may be personally served in the same manner as is applicable in civil judicial practice. Notice shall be deemed given as of the date of personal service or five days after the date of mailing.

16. **General Provisions**

A. **Integration.** This Agreement sets forth the final, complete and exclusive agreement between City and Cruz relating to the employment of Cruz by City. Any prior discussions or representations by or between the parties are merged into this Agreement or are otherwise rendered null and void. The Parties by mutual written agreement may amend any provision of this Agreement. Such amendments shall be incorporated and made a part of this Agreement. The foregoing notwithstanding, Cruz acknowledges that, except as expressly provided in this Agreement, his employment is subject to City's generally applicable rules and policies pertaining to employment matters, such as those addressing equal employment opportunity, sexual harassment and violence in the workplace, as they currently or may in the future exist, and his employment is, and will continue to be, at the will of the City Council.

B. **Binding Effect.** This Agreement shall be binding on the City and Cruz as well as their heirs, assigns, executors, personal representatives and successors in interest.

C. Choice of Law. This Agreement shall be interpreted and construed pursuant to and in accordance with the laws of the State of California and all applicable City Ordinances, Policies and Resolutions.

D. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall nevertheless remain in full force and effect. If any provision is held invalid or unenforceable with respect to particular circumstances, it shall nevertheless remain in full force and effect in all other circumstances.

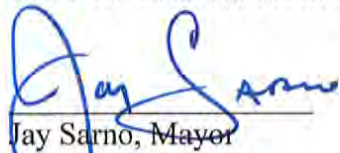
E. Conflict with Municipal Code. The City personnel ordinances, resolutions, rules and policies shall apply to Cruz in the same manner as applied to other management employees, provided, however, in the event of a conflict between the provisions of this Agreement and the Municipal Code, the City Municipal Code shall prevail over this Agreement but only to the extent the Municipal Code does not authorize deviation by contract.

F. Cruz's Independent Review. Cruz acknowledges that he has had the opportunity and has conducted an independent review of the financial and legal effects of this Agreement. Cruz acknowledges that he has made an independent judgment upon the financial and legal effects of this Agreement and has not relied upon any representation of City, its officers, agents or employees other than those expressly set forth in this Agreement. Cruz acknowledges that he has been advised to obtain, and has availed himself of, legal advice with respect to the terms and provisions of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates reflected below each signature.

CITY OF SANTA FE SPRINGS

RAYMOND R. CRUZ

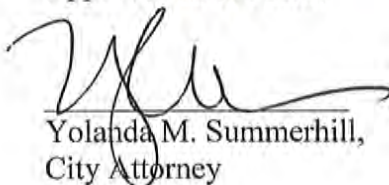

Jay Sarno, Mayor

Dated: 2/8/18



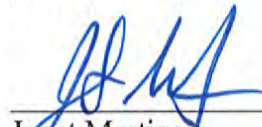
Dated: 2/5/18

Approved as to Form:


Yolanda M. Summerhill,
City Attorney

Dated: 2/8/18

Attest:



Janet Martinez,
City Clerk

Dated: 2/12/18

EXHIBIT A

SEVERANCE AGREEMENT AND GENERAL RELEASE

This General Release Agreement ("Agreement") is entered into by and between RAYMOND R. CRUZ ("Cruz") and CITY OF SANTA FE SPRINGS ("City"), in light of the following facts:

- A. Cruz's employment with City concluded on _____
- B. Certain disputes may have arisen between City and Cruz.
- C. City and Cruz each deny any liability whatsoever to the other.
- D. City and Cruz wish to fully and finally resolve any and all disputes they may have with each other.
- E. Cruz is hereby informed that he has twenty-one (21) days from receipt of this Agreement to consider it. City hereby advises Cruz to consult with his legal counsel before signing this Agreement.
- F. Cruz acknowledges that for a period of seven (7) days following the signing of this Agreement ("Revocation Period"), he may revoke the Agreement. This Agreement shall not become effective or enforceable until the day the Revocation Period has expired.
- G. Cruz acknowledges that the Salary Payment referenced in paragraph 1 of this Agreement represents all compensation, including salary, accrued benefit balances and reimbursed expenses, due and payable to him through the date of employment termination. Cruz also acknowledges that City has made this Salary Payment without regard to whether he signs this Agreement. The Salary Payment does not constitute consideration for this Agreement. Cruz acknowledges that the Severance referenced in paragraph 2 of this Agreement is in excess of all amounts that are due and owing to him as a result of his employment by City.
 - 1. Receipt of Salary Payment. Cruz hereby acknowledges receipt of a check or checks for all compensation owing to him, including salary, accrued benefit balances and reimbursed expenses ("Salary Payment") from City.
 - 2. Severance. Within ten (10) days following Cruz's signing, delivering to the City Council, and not revoking this Agreement, City shall pay Cruz the gross amount provided for in Section __ of the Employment Agreement effective _____, 201__, less applicable deductions, and shall provide the months of medical benefits as provided in that same Section __ ("Severance"). Cruz acknowledges that the Severance is in excess of all amounts due and owing him as a result of his employment by City.
 - 3. General Release. In consideration of the Severance to be paid and provided to Cruz, and other good and valuable consideration, Cruz hereby releases and discharges City and its

past and present City Council Members, employees, representatives and agents, from all rights, claims, causes of action, and damages, both known and unknown, in law or in equity, concerning and/or arising out of his employment with City which he now has, or ever had, including but not limited to any rights, claims, causes of action or damages arising under Title VII of the Civil Rights Act of 1964, the Vocational Rehabilitation Act of 1973, the Cruz Retirement Income Security Act, the Americans with Disabilities Act, the Age Discrimination in Employment Act, the Older Workers Benefits Protection Act, the Family and Medical Leave Act of 1993, the Domestic Partners Act of 2003, the California Labor Code, the Private Attorneys General Act of 2004, the California Moore-Brown-Roberti Family Rights Act, the California Unruh Civil Rights Act, the California Fair Employment and Housing Act, any other federal, state, or local employment practice legislation, or any federal or state common law, including wrongful discharge, breach of express or implied contract, or breach of public policy.

Cruz hereby waives and relinquishes all rights and benefits afforded by Section 1542 of the Civil Code of California. Cruz understands and acknowledges the significance and consequences of this specific waiver of Section 1542. Section 1542 of the Civil Code of California states as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

Notwithstanding the provisions of Section 1542, and for the purpose of implementing a full and complete release and discharge of City and its past and present City Council Members, employees, representatives and agents, Cruz expressly acknowledges that this General Release is intended to include in its effect, without limitation, all claims which he does not know or suspect to exist in his favor.

Cruz further acknowledges that he has read this General Release and that he understands that this is a general release, and that he intends to be legally bound by the same.

4. Fees. Cruz and City agree that in the event of litigation relating to this General Release Agreement, the prevailing party shall not be entitled to recover his/its reasonable attorneys' fees.

CITY OF SANTA FE SPRINGS

RAYMOND R. CRUZ

, Mayor

Dated: _____

Dated: _____



NEW BUSINESS

Resolution No. 9729 and Resolution No. 9730- Opposing Senate Bill 9 (Atkins) and Senate Bill 10 (Weiner)

RECOMMENDATIONS

- Adopt Resolution No. 9729 opposing Senate Bill 9 (Atkins) which would require ministerial approval of housing development containing two residential units and any parcel map dividing a lot into two equal parts, for residential use
- Adopt Resolution No. 9730, opposing Senate Bill 10 (Weiner), which would require ministerial approval of housing development containing up to 10 units.

BACKGROUND

City staff regularly monitors proposed legislation and periodically provide updates to the City Council on bills with potentially significant impacts to the City. The legislature of the State of California has again proposed several bills addressing a range of housing issues. The majority of these bills, including Senate Bill 9 (Atkins) and Senate Bill 10 (Weiner), usurp the authority of local jurisdictions to determine for themselves the land use policies and practices that best suit their cities and residents. Instead, they impose mandates that do not take into account the needs and differences of jurisdictions throughout the State, as well as imposing unfunded mandates on jurisdictions for actions that are not in their best interest.

Senate Bill 9 (Atkins) and Senate Bill 10 (Weiner), for example, would remove the ability of jurisdictions to determine for themselves which projects require review beyond a ministerial approval, what parking requirements are appropriate for various locales within their jurisdiction, and what plans and programs are suitable and practical for each community. As currently proposed, Senate Bill 9 (Atkins) and Senate Bill 10 (Weiner), undermines both the California Environmental Act (CEQA) and the Subdivision Map Act provisions to the detriment of local jurisdictions by establishing a ministerial review process, without a public hearing, public participation or vetting by local legislative bodies. Both bills would usurp the authority granted to local jurisdictions by the subdivision map act to regulate and control the design and improvements of subdivisions through the approval of maps.

Senate Bill 9 (Atkins) and Senate Bill 10 (Weiner) as currently proposed, do not address some of the critical issues that have caused and exacerbated the housing crisis, including the State's 1995 Costa Hawkins law, which restricts the ability of a local jurisdiction to expand affordability measures in rental units, and the prevalence of privately-owned vacant lots and housing units. Both bills appear to incentivize the construction of market-rate housing and luxury units while requiring few if any, affordable units, with the potential to attract high-income people who do not necessarily use public transportation into newer luxury buildings adjacent to transit, bringing in more cars while providing insufficient parking.

Both bills have the potential to undermine the accomplishments and potential benefits of the City's current policies, in addition to degrading the quality of life in the City's residential communities without assessing potential impacts to public infrastructure, potential loss of more existing affordable residential housing, loss of historically viable economic and employment options and loss of community stakeholder input and voter input on new development.

The City Council of the City of Santa Fe Springs opposes SB 9 and SB 10. The bills both collectively or individually, have the potential to negatively affect cities, would allow by right the development of two units on single-family lots, would allow the subdivision of a parcel that is zoned for single-family residential use, that in conjunction with the two-unit provision could result in a total of four units on the lot, and would allow rezoning of a parcel for a project of up to 10 units, but without residents able to voice their concerns via the entitlement and CEQA review processes. These bills, unfortunately, like many other housing bills, erode local control and pursue a one-size-fits-all approach that does not work for many cities. For these reasons, and others enumerated above and in the attached resolutions, the City Council of the city of Santa Fe Springs opposes SB 9 and SB 10.

INFRASTRUCTURE IMPACTS

There will be infrastructure impacts since these bills will not require developers to invest in infrastructure (water, sewer, gas, roads) improvements. How will the current infrastructure support the increased population as the result of ministerial project approvals? Who will make the necessary infrastructure investment?

FISCAL IMPACT:

There will also be financial impacts since these bills will not require developers to invest in infrastructure (water, sewer, gas, roads) improvements and in most cases, approval would be ministerial.



Raymond R. Cruz
City Manager

Attachments:

- Resolution No. 9729
- Resolution No. 9730
- Text of SB 9 and SB 10

RESOLUTION NO. 9729

A RESOLUTION OF THE SANTA FE SPRINGS CITY COUNCIL OPPOSING SENATE BILL 9 (ATKINS) WHICH WOULD REQUIRE MINISTERIAL APPROVAL OF HOUSING DEVELOPMENT CONTAINING TWO RESIDENTIAL UNITS AND PARCEL MAP DIVIDING A LOT INTO TWO EQUAL PARTS FOR RESIDENTIAL USE

WHEREAS, the legislature of the State of California each year proposes, passes, and has signed into law a number of bills addressing a range of housing issues; and

WHEREAS, Senate Bill 9 (Atkins) (SB 9) was introduced in the 2021-2022 session of the legislature on December 7, 2020; and

WHEREAS, SB 9 would require ministerial ('by right') approval of construction of two units (a duplex) on any parcel zoned for single-family residential; and

WHEREAS, SB 9 would require cities to provide ministerial approval of "urban lot splits" to subdivide any residential lot into two lots of equal size no smaller than 1,200 square feet; and

WHEREAS, SB 9 would allow for new development in single-family neighborhoods without the opportunity for neighborhood input or public hearings; and

WHEREAS, SB 9 would preempt local zoning provisions; and

WHEREAS, the City Council of the City of Santa Fe Springs opposes legislation that removes local land use control.

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

Section 1. That the City Council hereby opposes Senate Bill 9 and any other attempts to legislatively remove local land use control.

Section 2. That the City Council hereby authorizes the Mayor to sign a letter opposing Senate Bill 9, and further directs staff to send a copy of this resolution and the opposition letter to Senator Atkins and other interested parties.

APPROVED and ADOPTED this 17th day of August, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:
ITEM NO.:

John M. Mora, Mayor

ATTEST:

Janet Martinez, City Clerk

RESOLUTION NO. 9730

**A RESOLUTION OF THE SANTA FE SPRINGS CITY COUNCIL
OPPOSING SENATE BILL 10 (WEINER) WHICH WOULD REQUIRE MINISTERIAL
APPROVAL OF HOUSING DEVELOPMENT CONTAINING UP TO 10 UNITS**

WHEREAS, the legislature of the State of California each year proposes a number of bills addressing a range of housing issues; and

WHEREAS, Senate Bill 10 (Weiner) (SB10) was introduced in the 2021-2022 session of the legislature on December 7, 2020; and

WHEREAS, Santa Fe Springs is in the process of updating its General Plan to present a housing element to the City Council for approval that meets the Regional Housing Needs Assessment goals of the State Housing and Community Development as distributed by the Southern California Association of Governments; and

WHEREAS, SB 50 was amended in January of 2020 to allow local governments to submit their own housing plans, as long as they meet the goals of increasing housing density in a way that promotes sustainable transportation and affirmatively furthers fair housing, however SB10 does not appear to contain this provision; and

WHEREAS, SB 10 may undermine the accomplishments and potential benefits of the City's current policies, in addition to devastating the City's single-family neighborhoods; and

WHEREAS, there is concern that SB 10's default program would incentivize the construction market-rate housing and create millions of luxury units while requiring few, if any, affordable units; and

WHEREAS, SB 10 does not address some critical issues that have caused the housing crisis, the state's 1995 Costa Hawkins law, which restricts the ability of a local jurisdiction to expand affordability measures in rental units, and the prevalence of privately-owned vacant lots and housing units.

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

Section 1. That the City Council hereby opposes Senate Bill 10 and any other attempts to legislatively remove local land use control.

Section 2. That the City Council hereby authorizes the Mayor to sign a letter opposing Senate Bill 10, and further directs staff to send a copy of this resolution and the opposition letter to Senator Weiner and other interested parties.

PASSED, APPROVED and ADOPTED this 17th day of August, 2021.

APPROVED:
ITEM NO.:

AYES:

NOES:

ABSENT:

ABSTAIN:

John M. Mora, Mayor

ATTEST:

Janet Martinez, City Clerk

AMENDED IN SENATE APRIL 27, 2021

AMENDED IN SENATE APRIL 5, 2021

SENATE BILL

No. 9

Introduced by Senators Atkins, Caballero, Rubio, and Wiener
(Coauthors: Senators ~~Gonzalez Cortese, Gonzalez, and McGuire~~)
(Coauthor: Assembly Member Robert Rivas)
(Coauthors: Assembly Members Robert Rivas and Wicks)

December 7, 2020

An act to amend Section 66452.6 of, and to add Sections 65852.21 and 66411.7 to, the Government Code, relating to land use.

LEGISLATIVE COUNSEL'S DIGEST

SB 9, as amended, Atkins. Housing development: approvals.

The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions.

This bill, among other things, would require a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on

the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

The bill would set forth what a local agency can and cannot require in approving the construction of 2 residential units, including, but not limited to, authorizing ~~a city or county~~ *local agency* to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, unless those standards would have the effect of physically precluding the construction of up to 2 units or physically precluding either of the 2 units from being at least 800 square feet in floor area, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances.

The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification of those maps. Under the Subdivision Map Act, an approved or conditionally approved tentative map expires 24 months after its approval or conditional approval or after any additional period of time as prescribed by local ordinance, not to exceed an additional 12 months, except as provided.

This bill, among other things, would require ~~a city or county~~ *local agency* to ministerially approve a parcel map ~~or tentative and final map~~ for an urban lot split that meets certain requirements, including, but not limited to, that the urban lot split would not require the demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the parcel is located within a *single-family* residential zone, and that the parcel is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

The bill would set forth what a local agency can and cannot require in approving an urban lot split, including, but not limited to, authorizing ~~a city or county~~ *local agency* to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, unless those standards would have the effect of physically precluding the construction of 2 units, as defined, on either of the resulting parcels or physically precluding either of the 2 units from

being at least 800 square feet in floor area, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances. The bill, until January 1, 2027, would prohibit a local agency from imposing an owner occupancy requirement on applicants unless specified conditions are met.

The bill would also extend the limit on the additional period that may be provided by ordinance, as described above, from 12 months to 24 months and would make other conforming or nonsubstantive changes.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment. CEQA does not apply to the approval of ministerial projects.

This bill, by establishing the ministerial review processes described above, would thereby exempt the approval of projects subject to those processes from CEQA.

The California Coastal Act of 1976 provides for the planning and regulation of development, under a coastal development permit process, within the coastal zone, as defined, that shall be based on various coastal resources planning and management policies set forth in the act.

This bill would exempt a local ~~government~~ agency from being required to hold public hearings for coastal development permit applications for housing developments and urban lot splits pursuant to the above provisions.

By increasing the duties of local agencies with respect to land use regulations, the bill would impose a state-mandated local program.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

SECTION 1. Section 65852.21 is added to the Government Code, to read:

65852.21. (a) A proposed housing development containing no more than two residential units within a single-family residential zone shall be considered ministerially, without discretionary review or a hearing, if the proposed housing development meets all of the following requirements:

(1) The parcel subject to the proposed housing development is located within a ~~city~~ city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(2) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4.

(3) Notwithstanding any provision of this section or any local law, the proposed housing development would not require demolition or alteration of any of the following types of housing:

(A) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(C) Housing that has been occupied by a tenant in the last three years.

(4) The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(5) The proposed housing development does not allow the demolition of more than 25 percent of the existing exterior structural walls, unless the housing development meets at least one of the following conditions:

(A) If a local ordinance so allows.

1 (B) The site has not been occupied by a tenant in the last three
2 years.

3 (6) The development is not located within a historic district or
4 property included on the State Historic Resources Inventory, as
5 defined in Section 5020.1 of the Public Resources Code, or within
6 a site that is designated or listed as a city or county landmark or
7 historic property or district pursuant to a city or county ordinance.

8 (b) (1) Notwithstanding any local law and except as provided
9 in paragraph (2), a ~~city or county~~ *local agency* may impose
10 objective zoning standards, objective subdivision standards, and
11 objective design review standards that do not conflict with this
12 section.

13 (2) (A) The ~~city or county~~ *local agency* shall not impose
14 objective zoning standards, objective subdivision standards, and
15 objective design standards that would have the effect of physically
16 precluding the construction of up to two units or that would
17 physically preclude either of the two units from being at least 800
18 square feet in floor area.

19 (B) (i) Notwithstanding subparagraph (A), no setback shall be
20 required for an existing structure or a structure constructed in the
21 same location and to the same dimensions as an existing structure.

22 (ii) Notwithstanding subparagraph (A), in all other circumstances
23 not described in clause (i), a ~~local government~~ *agency* may require
24 a setback of up to four feet from the side and rear lot lines.

25 (c) In addition to any conditions established in accordance with
26 subdivision (b), a local agency may require any of the following
27 conditions when considering an application for two residential
28 units as provided for in this section:

29 (1) Off-street parking of up to one space per unit, except that a
30 local agency shall not impose parking requirements in either of
31 the following instances:

32 (A) The parcel is located within one-half mile walking distance
33 of either a high-quality transit corridor, as defined in subdivision
34 (b) of Section 21155 of the Public Resources Code, or a major
35 transit stop, as defined in Section 21064.3 of the Public Resources
36 Code.

37 (B) There is a car share vehicle located within one block of the
38 parcel.

39 (2) For residential units connected to an onsite wastewater
40 treatment system, a percolation test completed within the last ~~five~~

1 5 years, or, if the percolation test has been recertified, within the
2 last 10 years.

3 (d) A local agency shall require that a rental of any unit created
4 pursuant to this section be for a term longer than 30 days.

5 (e) Notwithstanding ~~Section 65852.2, 65852.2 or 65852.22~~, a
6 local agency shall not be required to permit an accessory dwelling
7 unit *or a junior accessory dwelling unit* on parcels that use both
8 the authority contained within this section and the authority
9 contained in Section 66411.7.

10 (f) Notwithstanding subparagraph (B) of paragraph (2) of
11 subdivision (b), an application shall not be rejected solely because
12 it proposes adjacent or connected structures provided that the
13 structures meet building code safety standards and are sufficient
14 to allow separate conveyance.

15 (g) Local agencies shall include units constructed pursuant to
16 this section in the annual housing element report as required by
17 subparagraph (I) of paragraph (2) of subdivision (a) of Section
18 65400.

19 (h) For purposes of this section, all of the following apply:

20 (1) A housing development contains two residential units if the
21 development proposes no more than two new units or if it proposes
22 to add one new unit to one existing unit.

23 (2) The terms “objective zoning standards,” “objective
24 subdivision standards,” and “objective design review standards”
25 mean standards that involve no personal or subjective judgment
26 by a public official and are uniformly verifiable by reference to
27 an external and uniform benchmark or criterion available and
28 knowable by both the development applicant or proponent and the
29 public official prior to submittal. These standards may be embodied
30 in alternative objective land use specifications adopted by a ~~city~~
31 ~~or county~~, *local agency*, and may include, but are not limited to,
32 housing overlay zones, specific plans, inclusionary zoning
33 ordinances, and density bonus ordinances.

34 (3) “*Local agency*” means a city, county, or city and county,
35 whether general law or chartered.

36 (i) A local agency may adopt an ordinance to implement the
37 provisions of this section. An ordinance adopted to implement this
38 section shall not be considered a project under Division 13
39 (commencing with Section 21000) of the Public Resources Code.

(j) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local ~~government agency~~ shall not be required to hold public hearings for coastal development permit applications for a housing development pursuant to this section.

SEC. 2. Section 66411.7 is added to the Government Code, to read:

66411.7. (a) Notwithstanding any other provision of this division and any local law, ~~a city or county~~ *local agency* shall ministerially approve, as set forth in this section, a parcel map ~~or tentative and final map~~ for an urban lot split ~~that~~ *only if the local agency determines that the parcel map for the urban lot split* meets all the following requirements:

(1) The parcel map ~~or tentative and final map~~ subdivides an existing parcel to create *no more than* two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.

(2) (A) Except as provided in subparagraph (B), both newly created parcels are no smaller than 1,200 square feet.

(B) A local agency may by ordinance adopt a smaller minimum lot size subject to ministerial approval under this subdivision.

(3) The parcel being subdivided meets all the following requirements:

(A) The parcel is located within a *single-family* residential zone.

(B) The parcel subject to the proposed urban lot split is located within ~~a city~~ *city*, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4.

(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing:

1 (i) Housing that is subject to a recorded covenant, ordinance,
2 or law that restricts rents to levels affordable to persons and
3 families of moderate, low, or very low income.

4 (ii) Housing that is subject to any form of rent or price control
5 through a public entity's valid exercise of its police power.

6 (iii) A parcel or parcels on which an owner of residential real
7 property has exercised the owner's rights under Chapter 12.75
8 (commencing with Section 7060) of Division 7 of Title 1 to
9 withdraw accommodations from rent or lease within 15 years
10 before the date that the development proponent submits an
11 application.

12 (iv) Housing that has been occupied by a tenant in the last three
13 years.

14 (E) The parcel is not located within a historic district or property
15 included on the State Historic Resources Inventory, as defined in
16 Section 5020.1 of the Public Resources Code, or within a site that
17 is designated or listed as a city or county landmark or historic
18 property or district pursuant to a city or county ordinance.

19 (F) The parcel has not been established through prior exercise
20 of an urban lot split as provided for in this section.

21 (G) Neither the owner of the parcel being subdivided nor any
22 person acting in concert with the owner has previously subdivided
23 an adjacent parcel using an urban lot split as provided for in this
24 section.

25 (b) An application for *a parcel map for* an urban lot split shall
26 be approved in accordance with the following requirements:

27 (1) A local agency shall approve or deny an application for *a*
28 *parcel map for* an urban lot split ministerially without discretionary
29 review.

30 (2) A local agency shall approve an urban lot split only if it
31 conforms to all applicable objective requirements of the
32 Subdivision Map Act (Division 2 (commencing with Section
33 66410)), except as otherwise expressly provided in this section.

34 (3) Notwithstanding Section 66411.1, a local agency shall not
35 impose regulations that require dedications of rights-of-way or the
36 construction of offsite improvements for the parcels being created
37 as a condition of issuing a parcel map ~~or tentative and final map~~
38 ~~for an urban lot split.~~ *split pursuant to this section.*

39 (c) (1) Except as provided in paragraph (2), notwithstanding
40 any local law, ~~a city or county~~ *local agency* may impose objective

1 zoning standards, objective subdivision standards, and objective
2 design review standards applicable to a parcel created by an urban
3 lot split that do not conflict with this section.

4 (2) A local agency shall not impose objective zoning standards,
5 objective subdivision standards, and objective design review
6 standards that would have the effect of physically precluding the
7 construction of two units on either of the resulting parcels or that
8 would result in a unit size of less than 800 square feet.

9 (3) (A) Notwithstanding paragraph (2), no setback shall be
10 required for an existing structure or a structure constructed in the
11 same location and to the same dimensions as an existing structure.

12 (B) Notwithstanding paragraph (2), in all other circumstances
13 not described in subparagraph (A), a local-government agency
14 may require a setback of up to four feet from the side and rear lot
15 lines.

16 (d) In addition to any conditions established in accordance with
17 subdivision (c), *this section*, a local agency may require any of the
18 following conditions when considering an application for *a parcel*
19 *map for* an urban lot split:

20 (1) Easements required for the provision of public services and
21 facilities.

22 (2) A requirement that the parcels have access to, provide access
23 to, or adjoin the public right-of-way.

24 (3) Off-street parking of up to one space per unit, except that a
25 local agency shall not impose parking requirements in either of
26 the following instances:

27 (A) The parcel is located within one-half mile walking distance
28 of either a high-quality transit corridor as defined in subdivision
29 (b) of Section 21155 of the Public Resources Code, or a major
30 transit stop as defined in Section 21064.3 of the Public Resources
31 Code.

32 (B) There is a car share vehicle located within one block of the
33 parcel.

34 (e) A local agency shall require that the uses allowed on a lot
35 created by this section be limited to residential uses.

36 (f) (1) A local agency may impose an owner occupancy
37 requirement on an applicant for an urban lot split that meets one
38 of the following conditions:

1 (A) The applicant intends to occupy one of the housing units
2 as their principal residence for a minimum of one year from the
3 date of the approval of the urban lot split.

4 (B) The applicant is a “qualified nonprofit corporation.” A
5 “qualified nonprofit corporation” means a nonprofit corporation
6 organized pursuant to Section 501(c)(3) of the Internal Revenue
7 Code that has received a welfare exemption under either of the
8 following:

9 (i) Section 214.15 of the Revenue and Taxation Code for
10 properties intended to be sold to low-income families who
11 participate in a special no-interest loan program.

12 (ii) Section 214.18 of the Revenue and Taxation Code for
13 properties owned by a community land trust.

14 (2) A local agency shall not impose additional owner occupancy
15 standards, other than provided for in this subdivision, on an urban
16 lot split pursuant to this section.

17 (3) This subdivision shall become inoperative on January 1,
18 2027.

19 (g) A local agency shall require that a rental of any unit created
20 pursuant to this section be for a term longer than 30 days.

21 (h) A local agency shall not require, as a condition for ministerial
22 approval of a ~~permit~~ *parcel map* application for the creation of an
23 urban lot split, the correction of nonconforming zoning conditions.

24 (i) (1) Notwithstanding any provision of Section 65852.2,
25 Section 65852.21, Section 65852.22, Section 65915, or this section,
26 a local agency shall not be required to permit more than two units
27 on a parcel created through the exercise of the authority contained
28 within this section.

29 (2) For the purposes of this section, “unit” means any dwelling
30 unit, including, but not limited to, a unit or units created pursuant
31 to Section 65852.21, a primary dwelling, an accessory dwelling
32 unit as defined in Section 65852.2, or a junior accessory dwelling
33 unit as defined in Section 65852.22.

34 (j) Notwithstanding paragraph (3) of subdivision (c), an
35 application shall not be rejected solely because it proposes adjacent
36 or connected structures provided that the structures meet building
37 code safety standards and are sufficient to allow separate
38 conveyance.

39 (k) Local agencies shall include the number of applications for
40 *parcel maps* for urban lot splits pursuant to this section in the

1 annual housing element report as required by subparagraph (I) of
2 paragraph (2) of subdivision (a) of Section 65400.

3 (I) For purposes of this section, *both of the terms “objective*
4 *following shall apply:*

5 (1) “Objective zoning standards,” “objective subdivision
6 standards,” and “objective design review standards” mean standards
7 that involve no personal or subjective judgment by a public official
8 and are uniformly verifiable by reference to an external and
9 uniform benchmark or criterion available and knowable by both
10 the development applicant or proponent and the public official
11 prior to submittal. These standards may be embodied in alternative
12 objective land use specifications adopted by ~~a city or county~~, *local*
13 *agency*, and may include, but are not limited to, housing overlay
14 zones, specific plans, inclusionary zoning ordinances, and density
15 bonus ordinances.

16 (2) “Local agency” means a city, county, or city and county,
17 *whether general law or chartered.*

18 (m) A local agency may adopt an ordinance to implement the
19 provisions of this section. An ordinance adopted to implement this
20 section shall not be considered a project under Division 13
21 (commencing with Section 21000) of the Public Resources Code.

22 (n) Nothing in this section shall be construed to supersede or in
23 any way alter or lessen the effect or application of the California
24 Coastal Act of 1976 (Division 20 (commencing with Section
25 30000) of the Public Resources Code), except that the local
26 ~~government~~ *agency* shall not be required to hold public hearings
27 for coastal development permit applications for urban lot splits
28 pursuant to this section.

29 SEC. 3. Section 66452.6 of the Government Code is amended
30 to read:

31 66452.6. (a) (1) An approved or conditionally approved
32 tentative map shall expire 24 months after its approval or
33 conditional approval, or after any additional period of time as may
34 be prescribed by local ordinance, not to exceed an additional 24
35 months. However, if the subdivider is required to expend two
36 hundred thirty-six thousand seven hundred ninety dollars
37 (\$236,790) or more to construct, improve, or finance the
38 construction or improvement of public improvements outside the
39 property boundaries of the tentative map, excluding improvements
40 of public rights-of-way that abut the boundary of the property to

1 be subdivided and that are reasonably related to the development
2 of that property, each filing of a final map authorized by Section
3 66456.1 shall extend the expiration of the approved or conditionally
4 approved tentative map by 48 months from the date of its
5 expiration, as provided in this section, or the date of the previously
6 filed final map, whichever is later. The extensions shall not extend
7 the tentative map more than 10 years from its approval or
8 conditional approval. However, a tentative map on property subject
9 to a development agreement authorized by Article 2.5
10 (commencing with Section 65864) of Chapter 4 of Division 1 may
11 be extended for the period of time provided for in the agreement,
12 but not beyond the duration of the agreement. The number of
13 phased final maps that may be filed shall be determined by the
14 advisory agency at the time of the approval or conditional approval
15 of the tentative map.

16 (2) Commencing January 1, 2012, and each calendar year
17 thereafter, the amount of two hundred thirty-six thousand seven
18 hundred ninety dollars (\$236,790) shall be annually increased by
19 operation of law according to the adjustment for inflation set forth
20 in the statewide cost index for class B construction, as determined
21 by the State Allocation Board at its January meeting. The effective
22 date of each annual adjustment shall be March 1. The adjusted
23 amount shall apply to tentative and vesting tentative maps whose
24 applications were received after the effective date of the
25 adjustment.

26 (3) "Public improvements," as used in this subdivision, include
27 traffic controls, streets, roads, highways, freeways, bridges,
28 overcrossings, street interchanges, flood control or storm drain
29 facilities, sewer facilities, water facilities, and lighting facilities.

30 (b) (1) The period of time specified in subdivision (a), including
31 any extension thereof granted pursuant to subdivision (e), shall
32 not include any period of time during which a development
33 moratorium, imposed after approval of the tentative map, is in
34 existence. However, the length of the moratorium shall not exceed
35 five years.

36 (2) The length of time specified in paragraph (1) shall be
37 extended for up to three years, but in no event beyond January 1,
38 1992, during the pendency of any lawsuit in which the subdivider
39 asserts, and the local agency that approved or conditionally

1 approved the tentative map denies, the existence or application of
2 a development moratorium to the tentative map.

3 (3) Once a development moratorium is terminated, the map
4 shall be valid for the same period of time as was left to run on the
5 map at the time that the moratorium was imposed. However, if the
6 remaining time is less than 120 days, the map shall be valid for
7 120 days following the termination of the moratorium.

8 (c) The period of time specified in subdivision (a), including
9 any extension thereof granted pursuant to subdivision (e), shall
10 not include the period of time during which a lawsuit involving
11 the approval or conditional approval of the tentative map is or was
12 pending in a court of competent jurisdiction, if the stay of the time
13 period is approved by the local agency pursuant to this section.
14 After service of the initial petition or complaint in the lawsuit upon
15 the local agency, the subdivider may apply to the local agency for
16 a stay pursuant to the local agency's adopted procedures. Within
17 40 days after receiving the application, the local agency shall either
18 stay the time period for up to five years or deny the requested stay.
19 The local agency may, by ordinance, establish procedures for
20 reviewing the requests, including, but not limited to, notice and
21 hearing requirements, appeal procedures, and other administrative
22 requirements.

23 (d) The expiration of the approved or conditionally approved
24 tentative map shall terminate all proceedings and no final map or
25 parcel map of all or any portion of the real property included within
26 the tentative map shall be filed with the legislative body without
27 first processing a new tentative map. Once a timely filing is made,
28 subsequent actions of the local agency, including, but not limited
29 to, processing, approving, and recording, may lawfully occur after
30 the date of expiration of the tentative map. Delivery to the county
31 surveyor or city engineer shall be deemed a timely filing for
32 purposes of this section.

33 (e) Upon application of the subdivider filed before the expiration
34 of the approved or conditionally approved tentative map, the time
35 at which the map expires pursuant to subdivision (a) may be
36 extended by the legislative body or by an advisory agency
37 authorized to approve or conditionally approve tentative maps for
38 a period or periods not exceeding a total of six years. The period
39 of extension specified in this subdivision shall be in addition to
40 the period of time provided by subdivision (a). Before the

1 expiration of an approved or conditionally approved tentative map,
2 upon an application by the subdivider to extend that map, the map
3 shall automatically be extended for 60 days or until the application
4 for the extension is approved, conditionally approved, or denied,
5 whichever occurs first. If the advisory agency denies a subdivider's
6 application for an extension, the subdivider may appeal to the
7 legislative body within 15 days after the advisory agency has
8 denied the extension.

9 (f) For purposes of this section, a development moratorium
10 includes a water or sewer moratorium, or a water and sewer
11 moratorium, as well as other actions of public agencies that regulate
12 land use, development, or the provision of services to the land,
13 including the public agency with the authority to approve or
14 conditionally approve the tentative map, which thereafter prevents,
15 prohibits, or delays the approval of a final or parcel map. A
16 development moratorium shall also be deemed to exist for purposes
17 of this section for any period of time during which a condition
18 imposed by the city or county could not be satisfied because of
19 either of the following:

20 (1) The condition was one that, by its nature, necessitated action
21 by the city or county, and the city or county either did not take the
22 necessary action or by its own action or inaction was prevented or
23 delayed in taking the necessary action before expiration of the
24 tentative map.

25 (2) The condition necessitates acquisition of real property or
26 any interest in real property from a public agency, other than the
27 city or county that approved or conditionally approved the tentative
28 map, and that other public agency fails or refuses to convey the
29 property interest necessary to satisfy the condition. However,
30 nothing in this subdivision shall be construed to require any public
31 agency to convey any interest in real property owned by it. A
32 development moratorium specified in this paragraph shall be
33 deemed to have been imposed either on the date of approval or
34 conditional approval of the tentative map, if evidence was included
35 in the public record that the public agency that owns or controls
36 the real property or any interest therein may refuse to convey that
37 property or interest, or on the date that the public agency that owns
38 or controls the real property or any interest therein receives an
39 offer by the subdivider to purchase that property or interest for fair
40 market value, whichever is later. A development moratorium

1 specified in this paragraph shall extend the tentative map up to the
2 maximum period as set forth in subdivision (b), but not later than
3 January 1, 1992, so long as the public agency that owns or controls
4 the real property or any interest therein fails or refuses to convey
5 the necessary property interest, regardless of the reason for the
6 failure or refusal, except that the development moratorium shall
7 be deemed to terminate 60 days after the public agency has
8 officially made, and communicated to the subdivider, a written
9 offer or commitment binding on the agency to convey the necessary
10 property interest for a fair market value, paid in a reasonable time
11 and manner.

12 SEC. 4. The Legislature finds and declares that ensuring access
13 to affordable housing is a matter of statewide concern and not a
14 municipal affair as that term is used in Section 5 of Article XI of
15 the California Constitution. Therefore, Sections 1 and 2 of this act
16 adding Sections 65852.21 and 66411.7 to the Government Code
17 and Section 3 of this act amending Section 66452.6 of the
18 Government Code apply to all cities, including charter cities.

19 SEC. 5. No reimbursement is required by this act pursuant to
20 Section 6 of Article XIII B of the California Constitution because
21 a local agency or school district has the authority to levy service
22 charges, fees, or assessments sufficient to pay for the program or
23 level of service mandated by this act, within the meaning of Section
24 17556 of the Government Code.

AMENDED IN ASSEMBLY JULY 5, 2021
AMENDED IN ASSEMBLY JUNE 24, 2021
AMENDED IN ASSEMBLY JUNE 14, 2021
AMENDED IN SENATE MAY 26, 2021
AMENDED IN SENATE APRIL 27, 2021
AMENDED IN SENATE APRIL 13, 2021
AMENDED IN SENATE MARCH 22, 2021
AMENDED IN SENATE FEBRUARY 24, 2021

SENATE BILL

No. 10

Introduced by Senator Wiener
(Principal coauthors: Senators Atkins, Caballero, and Skinner)
(Principal coauthor: Assembly Member Robert Rivas)
(Coauthor: Assembly Member Wicks)

December 7, 2020

An act to add Section 65913.5 to the Government Code, relating to land use.

LEGISLATIVE COUNSEL'S DIGEST

SB 10, as amended, Wiener. Planning and zoning: housing development: density.

The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law requires an attached housing development to be a permitted use, not subject to a conditional use permit, on any parcel zoned for multifamily housing

if at least certain percentages of the units are available at affordable housing costs to very low income, lower income, and moderate-income households for at least 30 years and if the project meets specified conditions relating to location and being subject to a discretionary decision other than a conditional use permit. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing.

This bill would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to adopt an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area or an urban infill site, as those terms are defined. The bill would prohibit a local government from adopting an ordinance pursuant to these provisions on or after January 1, 2029. The bill would specify that an ordinance adopted under these provisions, and any resolution to amend the jurisdiction's General Plan, ordinance, or other local regulation adopted to be consistent with that ordinance, is not a project for purposes of the California Environmental Quality Act. The bill would prohibit an ordinance adopted under these provisions from superceding a local restriction enacted or approved by a local ~~voter~~ initiative that designates publicly owned land as open-space land or for park or recreational purposes.

The bill would impose specified requirements on a zoning ordinance adopted under these provisions, including a requirement that the zoning ordinance clearly demarcate the areas that are subject to the ordinance and that the legislative body make a finding that the ordinance is consistent with the city or county's obligation to affirmatively further fair housing. The bill would require an ordinance to be adopted by a $\frac{2}{3}$ vote of the members of the legislative body if the ordinance supersedes any zoning restriction established by local ~~voter~~ initiative.

The bill would prohibit an ordinance adopted under these provisions from reducing the density of any parcel subject to the ordinance and would prohibit a legislative body from subsequently reducing the density of any parcel subject to the ordinance. The bill would prohibit a residential or mixed-use residential project consisting of 10 or more units that is located on a parcel zoned pursuant to these provisions from being approved ministerially or by right or from being exempt from the California Environmental Quality Act, except as specified.

This bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 65913.5 is added to the Government
2 Code, to read:
3 65913.5. (a) (1) Notwithstanding any local restrictions on
4 adopting zoning ordinances enacted by the jurisdiction, including
5 ~~restrictions enacted by a local voter initiative, jurisdiction~~ that
6 limit the legislative body's ability to adopt zoning ordinances,
7 *including, subject to the requirements of paragraph (4) of*
8 *subdivision (b), restrictions enacted by local initiative*, a local
9 government may adopt an ordinance to zone a parcel for up to 10
10 units of residential density per parcel, at a height specified by the
11 local government in the ordinance, if the parcel is located in one
12 of the following:
13 (A) A transit-rich area.
14 (B) An urban infill site.
15 (2) A local government shall not adopt an ordinance pursuant
16 to this subdivision on or after January 1, 2029. However, the
17 operative date of an ordinance adopted under this subdivision may
18 extend beyond January 1, 2029.
19 (3) An ordinance adopted in accordance with this subdivision,
20 and any resolution to amend the jurisdiction's General Plan,
21 ordinance, or other local regulation adopted to be consistent with
22 that zoning ordinance, shall not constitute a "project" for purposes
23 of Division 13 (commencing with Section 21000) of the Public
24 Resources Code.
25 (4) Paragraph (1) shall not apply to either of the following:
26 (A) Parcels located within a very high fire hazard severity zone,
27 as determined by the Department of Forestry and Fire Protection
28 pursuant to Section 51178, or within a high or very high fire hazard
29 severity zone as indicated on maps adopted by the Department of
30 Forestry and Fire Protection pursuant to Section 4202 of the Public
31 Resources Code. This paragraph does not apply to sites that have
32 adopted fire hazard mitigation measures pursuant to existing

1 building standards or state fire mitigation measures applicable to
2 the development.

3 (B) Any local restriction enacted or approved by a local-voter
4 initiative that designates publicly owned land as open-space land,
5 as defined in subdivision (h) of Section 65560, or for park or
6 recreational purposes.

7 (b) A legislative body shall comply with all of the following
8 when adopting a zoning ordinance pursuant to subdivision (a):

9 (1) The zoning ordinance shall include a declaration that the
10 zoning ordinance is adopted pursuant to this section.

11 (2) The zoning ordinance shall clearly demarcate the areas that
12 are zoned pursuant to this section.

13 (3) The legislative body shall make a finding that the increased
14 density authorized by the ordinance is consistent with the city or
15 county's obligation to affirmatively further fair housing pursuant
16 to Section 8899.50.

17 (4) If the ordinance supersedes any zoning restriction established
18 by a local-voter initiative, the ordinance shall only take effect if
19 adopted by a two-thirds vote of the members of the legislative
20 body.

21 (c) (1) Notwithstanding any other law that allows ministerial
22 or by right approval of a development project or that grants an
23 exemption from Division 13 (commencing with Section 21000)
24 of the Public Resources Code, a residential or mixed-use residential
25 project consisting of more than 10 new residential units on one or
26 more parcels that are zoned pursuant to an ordinance adopted under
27 this section shall not be approved ministerially or by right and
28 shall not be exempt from Division 13 (commencing with Section
29 21000) of the Public Resources Code.

30 (2) This subdivision shall not apply to a project located on a
31 parcel or parcels that are zoned pursuant to an ordinance adopted
32 under this section, but subsequently rezoned without regard to this
33 section. A subsequent ordinance adopted to rezone the parcel or
34 parcels shall not be exempt from Division 13 (commencing with
35 Section 21000) of the Public Resources Code. Any environmental
36 review conducted to adopt the subsequent ordinance shall be based
37 ~~on~~ *on consider the change in* the zoning applicable to the parcel or
38 parcels before they were zoned or rezoned pursuant to the
39 ordinance adopted under this section.

(3) The creation of up to two accessory dwelling units and two junior accessory dwelling units per parcel pursuant to Sections 65852.2 and 65852.22 of the Government Code shall not count towards the total number of units of a residential or mixed-use residential project when determining if the project may be approved ministerially or by right under paragraph (1).

(4) A project may not be divided into smaller projects in order to exclude the project from the prohibition in this subdivision.

(d) (1) An ordinance adopted pursuant to this section shall not reduce the density of any parcel subject to the ordinance.

(2) A legislative body that adopts a zoning ordinance pursuant to this section shall not subsequently reduce the density of any parcel subject to the ordinance.

(e) For purposes of this section:

(1) “High-quality bus corridor” means a corridor with fixed route bus service that meets all of the following criteria:

(A) It has average service intervals of no more than 15 minutes during the three peak hours between 6 a.m. to 10 a.m., inclusive, and the three peak hours between 3 p.m. and 7 p.m., inclusive, on Monday through Friday.

(B) It has average service intervals of no more than 20 minutes during the hours of 6 a.m. to 10 a.m., p.m., inclusive, on Monday through Friday.

(C) It has average intervals of no more than 30 minutes during the hours of 8 a.m. to 10 p.m., inclusive, on Saturday and Sunday.

(2) “Transit-rich area” means a parcel within one-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code, or a parcel on a high-quality bus corridor.

(3) “Urban infill site” means a site that satisfies all of the following:

(A) A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

1 (C) A site that is zoned for residential use or residential
2 mixed-use development, or has a general plan designation that
3 allows residential use or a mix of residential and nonresidential
4 uses, with at least two-thirds of the square footage of the
5 development designated for residential use.

6 (f) The Legislature finds and declares that ~~ensuring the adequate~~
7 ~~production of affordable housing~~ *provision of adequate housing,*
8 *in light of the severe shortage of housing at all income levels in*
9 *this state,* is a matter of statewide concern and is not a municipal
10 affair as that term is used in Section 5 of Article XI of the
11 California Constitution. Therefore, this section applies to all cities,
12 including charter cities.

O



City of Santa Fe Springs

City Council Meeting

ITEM NO. 24
August 17, 2021

NEW BUSINESS

Approval of Personnel Modifications

RECOMMENDATION:

- Approve the classification specification changes for the following positions: Administrative Assistant I, Account Clerk Supervisor, Executive Assistant to City Manager/City Council, Senior Human Resources Analyst.
- Adopt classification specifications for the following positions: Assistant Director of Planning, Deputy City Clerk, Municipal Affairs Manager, Public Information Officer, Public Safety Officer Supervisor, Youth Intervention Program Supervisor, Senior Accountant, and Storekeeper.
- Approve changes to the City's salary schedule.

BACKGROUND

Classification Specification Changes

Staff is requesting that the City Council approve updates to the current existing classification specifications for the Administrative Assistant I, Account Clerk Supervisor, Executive Assistant to City Manager/City Council (title change only) and Senior Human Resources Analyst to more accurately reflect the current job duties, responsibilities, and qualifications for this position.

A review of the minimum requirements of these positions was performed by Department staff. The classification specifications have also been given an appropriate review by the Santa Fe Springs Employee's Association (SFSEA) and the Santa Fe Springs Executive, Management, and Confidential Association (SFSEMC), with no substantive changes. There is no budgetary impact, as this is simply a change to the classification specification.

Position Title Change/New Classifications

The City Council approved the FY 2021-2022 budget on June 29, 2021. Along with that were several positions that had been reviewed for addition or reclassification to more accurately meet the current operational needs of the City as well as reflect duties that were being performed. The Human Resources Office worked with Department staff to create new classification specifications. These classification specifications have been given an appropriate review by the Santa Fe Springs Employee's Association (SFSEA) and the Santa Fe Springs Executive, Management and Confidential (SFSEMC) Association with no substantive changes. The reclassifications/additions are as follows:



City of Santa Fe Springs

City Council Meeting

August 17, 2021

- Planning
 - Senior Planner to Assistant Director of Planning
- Police Services
 - Lead Public Safety Officer (1 position) to Public Safety Officer Supervisor
 - Youth Intervention Program Supervisor – This is not a new position, however, there was never a classification specification created. The classification specification is attached for approval.
- City Manager's Office
 - City Clerk Technician to Deputy City Clerk
 - Public Relations Specialist to Public Information Officer
 - Senior Management Analyst to Municipal Affairs Manager
- Finance Department
 - Senior Accountant (new position)
 - Hourly Warehouse Assistant to Full-time Storekeeper

Some of the reclassifications/additions require updates to the City's salary schedule. The existing and updated salary ranges are attached to this report.

FISCAL IMPACT

The costs for these positions were included in the FY 2021-2022 adopted budget.

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

Raymond R. Cruz
City Manager

Attachment(s):

1. Job description/Specifications:
 - Administrative Assistant I
 - Account Clerk Supervisor
 - Executive Assistant to City Manager/City Council
 - Senior Human Resources Analyst
 - Assistant Director of Planning
 - Deputy City Clerk
 - Municipal Affairs Manager
 - Public Information Officer



City of Santa Fe Springs

City Council Meeting

August 17, 2021

- Public Safety Officer Supervisor
- Senior Accountant
- Storekeeper
- Youth Intervention Program Supervisor
- 2. Salary schedule changes

**CITY OF SANTA FE SPRINGS
ADMINISTRATIVE ASSISTANT I**

Bargaining Unit: SFSCEA

Job Code:

FLSA Status: Non-Exempt

Date Prepared:

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

POSITION PURPOSE:

Under direct supervision, provides general administrative and clerical support to a City department and staff; provides customers service in person and on the phone; prepares correspondence and other paperwork; maintains filing systems.

DISTINGUISHING CHARACTERISTICS:

This is the entry level position in the series. It is distinguished from the level II by the performance of the more routine tasks and duties assigned to positions within the series.

SUPERVISION RECEIVED:

Receives direct supervision from a director or other higher-level management staff.

SUPERVISION EXERCISED:

None.

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

1. Types correspondence, memos, forms, reports, and other documentation; edits for content, accuracy, and completeness.
2. Composes correspondence in accordance with brief oral or written descriptions; transcribes minutes.
3. Greets patrons and provides customer service; communicates with the public and staff in person and on the telephone; provides information; directs calls and visitors.
4. Balances daily financial transactions or other statistical data/reports; processes payments.

C. Other Job Specific Duties

1. Schedules appointments and meetings; maintains calendars.
2. Maintains various filing systems.
3. Makes copies of various documents and records.
4. Assists with special events and projects.
5. Creates forms and fliers.
6. Maintains a variety of logs and records.
7. Sorts and distributes mail.
8. Maintains and orders office supplies.
9. Maintains and operates office equipment.
10. May serve as switchboard receptionist.
11. Performs cash register operation.
12. Performs related duties as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

Departmental policies and procedures.
Customer service techniques; telephone etiquette.
English usage, spelling, grammar, and punctuation.

Modern office procedures and equipment including computers.
Word processing and other related software applications.
Basic Mathematics.

Ability to:

Provide customer services to visitors and staff.
Type at a speed necessary for successful job performance.
Prepare correspondence and forms.
Maintain calendars.
File and maintain records.
Follow written and oral instructions.
Communicate effectively verbally and in writing.
Work with accuracy and attention to detail.
Operate and use modern office equipment.
Effectively organize and prioritize assigned work.
Establish and maintain effective working relationships with other people.

EDUCATION AND EXPERIENCE:

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

- High School Diploma or an equivalent certificate or diploma recognized by the State of California.
- Some related experience preferred.
- Ability to speak Spanish preferred (required depending on location).

WORKING CONDITIONS:

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

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

PHYSICAL DEMANDS:

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

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

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

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

Bargaining Unit: SFSCEA

Job Code:

FLSA Status: Exempt

Date Prepared:

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

POSITION PURPOSE:

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

DISTINGUISHING CHARACTERISTICS:

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

SUPERVISION RECEIVED:

Receives direct supervision from Finance Manager and Director of Finance and Administrative Service.

SUPERVISION EXERCISED:

Exercises direct supervision over subordinate staff; indirect supervision over clerical staff in the absence of the Finance Manager.

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

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

C. Other Job Specific Duties

1. Audits, codes, and batches accounts receivable and payable transactions; enters information into a computer; verifies reports generated by the computer.
2. Collects and receives a variety of monies from the public or from other departments; balances cash drawer; prepares bank deposit.

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

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

English usage, spelling, grammar and punctuation.

Basic principles and practices of bookkeeping.

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

Advanced Principles and procedures of financial record keeping, reporting and budgeting.

Operating policies, procedures and typical financial transactions.

Office Management and public relations

Modern office procedures and equipment including computers.

Standard business software, including word processing, spreadsheet, presentation and database programs, as well as specialized accounting software.

Modern and complex principles and procedures of financial record keeping and reporting.

Techniques and methods of statistical data compilation, recording and reporting.

Mathematical principals and arithmetic applied to financial and statistical record keeping.

Ability to:

Select, supervise, train, and evaluate assigned staff

Audit, tabulate, balance, and reconcile data.

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

EDUCATION AND EXPERIENCE:

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

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

WORKING CONDITIONS:

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

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

PHYSICAL DEMANDS:

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

- *Sit for extended periods of time.*

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

CITY OF SANTA FE SPRINGS
EXECUTIVE ASSISTANT TO THE CITY MANAGER AND CITY COUNCIL

Bargaining Unit: EMC - Confidential

Job Code: 16630

FLSA Status: Non-Exempt

Date Prepared:

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

POSITION PURPOSE:

Under direct supervision, provides highly responsible, advanced, and complex clerical and administrative support services to the City Manager.

DISTINGUISHING CHARACTERISTICS:

The distinguishing characteristic of this classification is the broader scope of responsibility, judgment, typing skills, and interpersonal contacts along with the specialized knowledge of City procedures, functions, and work practices. This is a confidential position.

SUPERVISION RECEIVED:

Receives direct supervision from the City Manager and/or designee.

SUPERVISION EXERCISED:

Provides functional direction to administrative and clerical support staff.

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

1. Provides high-level executive support to the City Manager and City Council.
2. Organizes, coordinates, and directs the day-to-day operations of the City Manager's Office workflow to assure efficiency and effectiveness.
3. Serves as the primary receptionist for the City Manager and City Council.
4. Organizes and assists in the coordination and execution of various city events.
5. Prepares, compiles, and designs various City materials such as flyers, programs, and signs for multiple City and City related events.

C. Other Job Specific Duties

1. Schedules appointments and meetings for various department staff; makes travel arrangements; maintains calendars.
2. Manages work of special assignments and tasks with partnering cities or businesses.
3. Provides information and support to the public, various departments, boards, and committees.
4. Organizes interdepartmental collaboration and fund raising of various City sponsored events.
5. Researches and contracts services for city-wide employee computer software training.
6. Maintains department filing systems.
7. Maintains, certifies, and updates official City and Commission records and documents; assures compliance with legal requirements.
8. Takes and transcribes Council and Commission minutes.
9. Assists in conducting the general municipal elections.
10. Researches, compiles, and analyzes data for the preparation of staff reports, internal memoranda, and correspondence.
11. Performs related duties as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

English usage, spelling, grammar and punctuation.
Business letter writing and basic report preparation.
Departmental policies and procedures.
Office management practices, procedures, and operations.
Principles and procedures of record keeping.
Legal terminology, forms, procedures, and practices.
Telephone etiquette and interpersonal skills.
Applicable laws and regulations.
Personnel policies and procedures.
Basic principles of supervision.
Modern office procedures and equipment including computers.
Word processing, presentation, database, and other related software applications.

Ability to:

Organize and manage the office and clerical support to meet department needs.
Plan, organize, and coordinate events.
Prepare presentations; create brochures and other written and video materials.
Perform responsible administrative work involving the use of independent judgment and personal initiative.
Understand the organization and operation of the City and of outside agencies as necessary to assume assigned responsibilities.
Interpret and apply administrative and departmental policies and procedures.
Independently prepare correspondences and memorandums.
Take and transcribe dictation, if required by assigned position, at a speed necessary for successful job performance.
Type at a speed necessary for successful job performance.
Gather, compile, and analyze technical and statistical data.
Prepare technical reports.
Work independently in the absence of supervision.
Work cooperatively with other departments, city officials and outside agencies.
Communicate effectively verbally and in writing.
Work with accuracy and attention to detail.
Operate and use modern office equipment.
Effectively organize and prioritize assigned work.
Establish and maintain effective working relationships with other people.

EDUCATION AND EXPERIENCE:

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

- High School Diploma or an equivalent certificate or diploma recognized by the State of California supplemented by specialized secretarial training. Associates degree in English, business administration, or a related field preferred.
- Five (5) years of increasingly responsible clerical and/or administrative experience, including two (2) years experience as Administrative Clerk.
- May require a valid State of California driver's license and an acceptable driving record.
- Ability to obtain Notary Public certification within six (6) months of employment.

WORKING CONDITIONS:

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

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

ESSENTIAL PHYSICAL DEMANDS:

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

- *Sit for extended periods of time.*
- *Stand, walk, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *Lift and move up to 25 pounds.*

**CITY OF SANTA FE SPRINGS
SENIOR HUMAN RESOURCES ANALYST**

Bargaining Unit: EMC (Confidential)

Job Code:

FLSA Status: Non-Exempt

Date Prepared:

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

POSITION PURPOSE:

Under general direction, performs complex and advanced journey level professional, administrative, analytical, and coordination duties in support of the City's human resources functions and programs, including, classification and compensation administration, recruitment and selection, benefits administration, workers' compensation, employee labor relations, and related functions; to ensure work quality and adherence to established policies and procedures; to provide information and assistance to City employees and the general public regarding human resources activities; policies and procedures.

SUPERVISION RECEIVED:

Receives direction from the Human Resources Manager and Director of Finance & Administrative Services.

SUPERVISION EXERCISED:

Exercises functional and technical supervision over lower level staff.

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

1. Plans, coordinates, and conducts recruitment activities for City job classes; composes job bulletins and recruitment documents; determines and prepares advertising placements, develops, schedules and administers job related examinations; responds to requests and inquiries regarding employment opportunities; Coordinates selection activities with City departments.
2. Oversees and monitors the City's workers' compensation program.
3. Oversees and monitors the City's DOT program.
4. Conducts compensation and benefit analysis; oversees and participates in compensation and benefit data collection; responds to survey requests of other organizations and agencies.
5. Conducts job analysis of City positions for purpose of classification and compensation level reviews.
6. Conducts research, analyzes data, and prepares written and statistical reports for a variety of human resources administrative, operational and policy issues; analyzes alternatives and makes recommendations.
7. Participates in the development and implementation of new or revised human resources programs, systems, procedures, and methods of operation.
8. Directs the work activities of assigned staff; prioritize and coordinate work assignments; review work for accuracy; recommend improvements in workflow, procedures and use of equipment and forms.
9. Train assigned staff in their areas of work, including proper work methods, procedures and techniques.
10. Participates in negotiations of various labor agreements; participates in the development of City positions with respect to the labor negotiations process; prepares background data and materials including collection of data, analysis, and preparation of recommendations concerning wages and benefits.
11. May assist in conducting and coordinating investigations in discipline and grievance matters.
12. Monitors legislation and analyze proposed legislation to determine impact on human resources operations and programs.

C. Other Job Specific Duties

13. Interprets City policies and procedures, rules, and regulations to employees; provides guidance to managers in conducting employee selection and disciplinary activities.
14. Participates in the preparation and administration of assigned budget; maintain and monitor appropriate budgeting and expenditure controls.
15. Assists in the design and implementation of City-wide employee education, training and development programs.
16. Prepares a variety of correspondence and reports, including, but not limited to Agenda items, class specifications, forms, and letters.
17. Provides assistance with employee relations issues; consult with managers and employees regarding the interpretation of personnel policies and procedures including related laws and regulations; provide information and assistance to departmental personnel regarding employee evaluations, disciplinary actions and other employee relations issues.
18. Participates in various City committees; attends professional meetings, workshops, and conferences.
19. Performs related duties as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

- Departmental policies and procedures.
- Federal, state, and local laws, codes, and regulations pertaining to recruitment, selection, employment, classification, compensation, and employee and labor relations.
- Principles and practices used in public personnel management, including job and position analysis, recruitment and selection, compensation, benefits, employee and labor relations.

- Principles and practices of public administration, organizational and administrative research.
- Maintenance of public records.
- Budgeting practices.
- English usage, spelling, grammar, and punctuation.
- Modern office procedures and equipment including computers.
- Word processing and other related software applications.

Ability to:

- Interpret, explain, and apply human resources rules, regulations, policies and procedures, and applicable local, state, and federal legislation and regulations.
- Exercise independent judgment and initiative within established guidelines.
- Present recommendations clearly and logically.
- Prepare clear, concise, accurate, and persuasive reports.
- Work effectively with various governmental agencies, private firms, and the general public.
- Analyze situations and take effective action.
- Prepare and maintain accurate and complete specialized records and files.
- Maintain confidentiality of information.
- Exercise tact and diplomacy in dealing with complex and confidential human resources issues.
- Communicate effectively verbally and in writing.
- Work with accuracy and attention to detail.
- Operate and use modern office equipment.
- Effectively organize and prioritize assigned work.
- Establish and maintain effective working relationships with other people.

EDUCATION AND EXPERIENCE:

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

- Bachelor's degree in public administration, business administration or a related field.
- Three (3) years of progressively responsible human resources experience involving professional level duties in areas such as: recruitment and selection, classification and compensation, and benefits.

A valid State of California Driver's License and an acceptable driving record

- .

WORKING CONDITIONS:

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

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

PHYSICAL DEMANDS:

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

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

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

Unit: EMC (Management)

Job Code:

FLSA Status: Exempt

Date Prepared:

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

POSITION PURPOSE:

Under general direction, oversee the planning, organizing, oversight, coordination and review of Planning staff performing professional, technical, and administrative planning duties in current and/or long-range planning; The position provides professional assistance to the Director of Planning, the City Council, the Planning Commission and other area of expertise, and acts as the Director of Planning during his/her absence; serves as a member of the City's Management Team.

SUPERVISION RECEIVED:

Receives direction from the Director of Planning.

SUPERVISION EXERCISED:

Exercises direct supervision over subordinate planning staff, including consultants working on specific projects for the Planning Department; indirect supervision over clerical staff in the absence of the Director of Planning.

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

1. Provides responsible administrative support to the Director of Planning in carrying out the functions of the department.

2. Oversee, coordinates, supervises and manages a wide variety of planning and community development projects.
3. Assists the Director of Planning with responding to service requests emanating from direct public inquiries, the City Manager's office, or elected/appointed officials.
4. Assists the Director of Planning with the coordination of workload and review specific projects for planning department employees and consultants.
5. Assists the Director of Planning with the management, development and implementation of departmental goals, objectives, policies, and priorities.
6. Manages complex planning projects or directs the work of others involved in the preparation and review of current or long range planning projects.
7. Functions as a lead information source or analyst for all subordinate planners and interns.
8. Assists subordinate staff with answers to inquiries and questions whether in person and on the telephone.
9. Ensures that planning activities are conducted in accordance with federal and state law, City ordinances, rules, and regulations.
10. Ensures that legal requirements involving entitlement processing are adhered to, including the publishing and posting of public notices.
11. Reviews and edits draft reports and other correspondence for subordinate planners and interns.
12. Make presentations to various Committees, Advisory Boards, Planning Commission, and City Council as directed.
13. Evaluate and consider appropriate uses of various planning tools, subscriptions, and associations.
14. Maintain cooperative working relationships with other divisions, departments, agencies, civic and professional organizations and general public.
15. Attends conferences, meeting, or other public functions.
16. Helps resolves conflicts for all subordinate planners and interns.
17. Make recommendation and assists in the development of ordinances and regulations as appropriate.

C. Other Job Specific Duties:

1. Assists the Director of Planning with oversight of all Department functions.
2. Prepares and reviews meeting agendas and staff reports
3. Selects, trains, motivates, and evaluates personnel; provides or coordinates staff training; works with employees to correct deficiencies.
4. Communicates and coordinates with customers and clients such as developers, real estate brokers, business owners, and property owners.
5. Assists the Director of Planning with the management of the ongoing development and administration of the Department budget; monitors and approves expenditures; implements adjustments.
6. Serve as a backup to the Director of Planning in representing the Department to other City departments, elected officials, and outside agencies.
7. Makes informational presentations to City committees, civic organizations, business groups, and public gatherings.

8. Responds to, manages and resolves sensitive citizen inquiries and complaints.
9. Performs related duties as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

City Codes and Ordinances.

Zoning regulations.

State Redevelopment Law.

Applicable Federal, State and local laws, codes and regulations, such as the State Subdivision Map Act and the California Environmental Quality Act (CEQA)

State Subdivision Map Act and CEQA.

Principles of supervision, training, and performance evaluation.

Principles and practices of program development and administration.

Advanced principles and practices of budget preparation and administration.

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

English usage, spelling, grammar, and punctuation.

Modern office procedures and equipment including computers.

Word processing, spreadsheet, presentation and other related software applications.

Ability to:

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

Select, supervise, train and evaluate staff.

Provide administrative and professional leadership and direction.

Identify and respond to community issues, concerns and needs.

Develop, implement, and administer goals, objectives, and procedures for providing effective and efficient services.

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

Analyze problems; identify alternative solutions and project consequences of proposed actions; implement recommendations in support of goals.

Research, analyze, and evaluate new service delivery methods, procedures and techniques.

Prepare clear and concise administrative and financial reports.

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

Work collaboratively as a member of the City's Management team.

Make effective public presentations.

Communicate effectively verbally and in writing.

Work with accuracy and attention to detail.

Operate and use modern office equipment.

Effectively organize and prioritize assigned work.

Establish and maintain effective working relationships with other people.

EDUCATION AND EXPERIENCE:

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

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

WORKING CONDITIONS:

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

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

PHYSICAL DEMANDS:

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

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

**CITY OF SANTA FE SPRINGS
DEPUTY CITY CLERK**

Bargaining Unit: EMC (Confidential)

Job Code:

FLSA Status: Non-Exempt

Date Prepared:

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

POSITION PURPOSE:

Under general direction performs a variety of highly responsible, complex, and sensitive functions in the City Clerk's Office; relieves the City Clerk of a variety specialized office duties. An incumbent in this classification must have an in-depth knowledge of municipal clerk operations, policies, and procedures and demonstrate a high level of sensitivity, discretion, and professionalism in executing assigned duties. The Deputy City Clerk is distinguished from other administrative support classifications by its specific assignment to the City Clerk's Office and the resulting involvement in specialized and highly responsible functions.

SUPERVISION RECEIVED:

Receives general direction from the City Clerk and City Manager.

SUPERVISION EXERCISED:

May provide supervision to interns.

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

1. Attends City Council meetings as needed and study sessions; takes and transcribes meeting minutes for the City Council Meetings and Oversight Board; reads City Proclamations at meetings; counts votes on items before the Council/Commission.
2. Assists with the preparation, assembly, printing and distribution of City Council and agency agenda packets; coordinates with the department representatives to ensure that agenda items are received by the established deadline and meets appropriate format requirements.
3. Assists with the preparation and coordinates the publication, posting and distribution of legal notices for public meetings and hearings; assures that the legal requirements are met for publication and posting of agenda and notices.
4. Transcribes City Council meeting minutes to create the official records; assists with the indexing, retention, and retrieval of documents related to the City Council proceedings; ensures documents are in the correct format, include required attachments and obtains appropriate signatures prior to recording or sending elsewhere for further action.
5. Provides assistance to the public and City staff by helping to identify records and information relevant to public records requests and ensures timely response to all requests.
6. Receives economic interest statements and campaign filings for elected and appointed officials, employees and contractors; assists with tracking status, maintain logs and generating notices to designated filers.
7. Receives and processes claims against the City, that include subpoenas, and summons; assists with the timely processing of legal documents such as agreements, contracts, deeds, resolutions and ordinances.

C. Other Job Specific Duties

1. Answers incoming calls and routes individuals to appropriate staff; screens, sorts, distributes and prepares office mail.
2. Tracks, prepares and process correspondence for boards, committees and commission appointments.
3. Types a variety of materials, including those of a sensitive or confidential nature; performs a variety of administrative support tasks such as photocopying information, answering telephone calls, and maintaining records and files.

4. Assists with responding to inquiries from elected officials, City management and staff, and the general public regarding City Council actions, official records, procedures and laws; researches and compiles data for special projects and reports, as needed.
5. Prepares, processes and tracks invoices for services and materials; maintains department office supplies.
6. Accepts and record bids for City projects.
7. Performs related duties as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

- City office policies and procedures.
- Federal, state, and local laws, codes, and regulations for all areas of responsibility, that include Freedom of Information Act, California Public Records Act, Brown Act, and Political Reform Act.
- State approved election procedures.
- Terminology pertaining to document recording, maps, and elections.
- English usage, spelling, grammar, and punctuation.
- Modern office procedures and equipment including computers.
- Word processing, spreadsheet, presentation, specialized electronic records management software and other related software applications.

Ability to:

- Interpret, explain, and apply policies and procedures and pertinent Federal, State and local laws, codes and regulations.
- File and organize a variety of legal documents.
- Research information; retrieve and compile data.
- Prepare reports and maintain records.
- Operate and use modern office equipment at a speed necessary for successful job performance.
- Administer and prioritize multiple tasks, projects, and deadlines.
- Assess, analyze, identify, and recommend solutions to problems.
- Communicate effectively verbally and in writing.
- Work with accuracy and attention to detail.
- Maintain professionalism and composure at all times, including stressful situations and handle disputes and complaints in calm, courteous and tactful manner.
- Establish and maintain effective working relationships with other people.

EDUCATION AND EXPERIENCE:

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

- High School Diploma or an equivalent certificate or diploma recognized by the State of California. Bachelor's degree is highly desirable.
- Equivalent to four (4) years of increasingly responsible clerical and/or administrative experience, including two (2) years experience equivalent to an Administrative Clerk.
- A valid State of California driver's license and an acceptable driving record.
- Designation as a Certified Municipal Clerk (CMC) by the International Institute of Municipal Clerks or enrolled in the Certified Municipal Clerk program within six (6) months of employment to earn the CMC Certification.
- Notary certification within one (1) year of employment is required.

WORKING CONDITIONS:

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

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

PHYSICAL DEMANDS:

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

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

**CITY OF SANTA FE SPRINGS
MUNICIPAL AFFAIRS MANAGER**

Bargaining Unit EMC (Management)

Job Code: 040

FLSA Status: Exempt

Date Prepared:

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

POSITION PURPOSE:

Under direct supervision, provides professional level administrative support to projects, programs, and other department functions.

SUPERVISION RECEIVED:

Supervision is provided by the City Manager and/or designee.

SUPERVISION EXERCISED:

Exercises supervision over professional, technical, clerical staff.

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

1. Coordinates communication and the flow of information from the City Manager to the city council, department directors and/or entire organization.
2. Participates in the development and implementation of goals objectives and priorities.
3. Conducts studies, surveys, and collects information.
4. Makes recommendations to solve difficult organizational issues.
5. Provides analytical support for financial, operational and organizational issues.
6. Coordinates and manages assigned projects.
7. Conducts studies of organizational, administrative and operational issues.

8. Reviews and analyzes processes, procedures and work methods.
9. Prepares and presents forecasts of effects of pending legislation, policy, and procedure changes.
10. Develops funding proposals, policy alternatives and strategies.
11. Prepares and presents reports and recommendations; maintains financial and administrative processes and records.
12. Develops and monitors assigned budgets.
13. Monitors contracts and their related documentation.
14. Attends City Council meetings as assigned
15. Investigates and prepares reports on specific requests and complaints pertaining to various governmental activities for staff, Commissions, and City Council information.
16. Represents the City Manager or designee when needed at meetings or public events.

C. Other Job Specific Duties

1. Coordinates the research, development, review, and preparation of grant applications.
2. Leads budget preparation for a department or division; analyzes and monitors expenditures and revenue; may approve accounts payable, expense reports, and budget transfers.
3. Develops complex reports, memos, correspondence, contracts, and other written materials.
4. Collects, analyzes, and monitors data and information.
5. Plans and organizes, and/or provides support for special events.
6. Oversees and maintains a variety of records.
7. Explains City policies and programs to the public; responds effectively and resolves citizen complains.
8. Present effectively, clearly and concisely in formal and informal situations on behalf of the City Manager, City Council and/or organization.
9. Performs related duties as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

- Advanced principles and practices of municipal government and public administration, including budget preparation, contract administration and intergovernmental affairs.

- Organization and management principles and practices.
- Municipal fiscal policy.
- Federal, state, and local laws, codes, and regulations.
- Departmental policies and procedures.
- Principles of statistical analysis.
- Supervision, training and employee performance evaluation.
- Advanced research techniques and information sources.
- English usage, spelling, grammar, and punctuation.
- Modern office procedures, methods, and computer software and hardware.
- Word processing and other related office software applications.

Ability to:

- Perform advanced research.
- Speak effectively before audiences.
- Coordinate department programs and administer projects.
- Collects and analyze information.
- Work independently in the absence of supervision.
- Communicate effectively verbally and in writing.
- Work with accuracy and attention to detail.
- Operate and use modern office equipment.
- Effectively organize and prioritize assigned work.
- Prepare clear and concise City Council agenda item staff reports.
- Establish and maintain effective working relationships with other people.

EDUCATION AND EXPERIENCE:

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

- Bachelor's degree in public/business administration, communications, business administration, or a related field. A Master's degree in public or business administration is desirable.
- Four (4) years of increasingly responsible governmental administrative experience or a related field, including supervisor experience.
- A valid State of California driver's license and an acceptable driving record.

WORKING CONDITIONS:

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

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

PHYSICAL DEMANDS:

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

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

**CITY OF SANTA FE SPRINGS
PUBLIC INFORMATION OFFICER**

Bargaining Unit: EMC (Confidential)

Job Code:

FLSA Status: Non-Exempt

Date Prepared:

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

POSITION PURPOSE:

Under general supervision, performs responsible public relations administrative and professional assignments; provides staff support related to the department, City Manager, City Council, and city-wide activities and functions; promotes City services and provides information; coordinates City events.

SUPERVISION RECEIVED:

Receives general supervision from the City Manager and/or designee.

SUPERVISION EXERCISED:

May exercise supervision over assigned clerical staff and intern.

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

1. Promotes City services and information through a variety of media, both to internal and external audiences, including the production of City's monthly publications.
2. Prepares articles, advertisements, and other products to help promote the City; reviews and edits all City publications before dissemination.

3. Coordinates a variety of City events, including Council-related events and employee holiday events.
4. Provides support to the City Council and City Manager in preparing various information and documents, including Council comments, presentation items; processes community support requests.
5. Supports other departments with the promotion of their programs, publications, and graphic needs.
6. Provide support and monitor the city's social media platforms
7. Write, edit, proofread and upload materials to the city website, and social media accounts, that include Facebook, Instagram, Twitter and Nextdoor.
8. Operate video production equipment that include cameras, support equipment, audio and lighting equipment.

C. Other Job Specific Duties

1. Oversees the City's annual fireworks permit process.
2. Manages the City's photography needs and photo archives.
3. Processes all film permit requests and answers to inquiries.
4. Schedules City interns for coverage of Council meetings or special projects.
5. Responds to requests for City information from a variety of media sources.
6. Prepares correspondence and reports; maintains records.
7. Provide administrative support as needed.
8. Performs related duties as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

- Media production.
- Local government and city policies.
- Principles of public administration, organization, policy evaluation, and community relations.
- Research and writing methods and techniques.

- Desktop publishing software applications.
- Federal, state, and local laws, codes, and regulations.
- Copyright laws.
- English usage, spelling, grammar, and punctuation.
- Modern office procedures and equipment including computers.
- Word processing and other related software applications.

Ability to:

- Analyze and interpret legislation, policies, and governmental regulations.
- Prepare publications; write articles.
- Independently perform research and complete special studies.
- Draft reports and correspondence.
- Coordinate special events.
- Attend special events after normal working hours, on weekends and holidays.
- Make effective oral and written presentations.
- Analyze and identify marketing trends.
- Use independent judgment and personal initiative.
- Communicate effectively verbally and in writing.
- Utilize public relations techniques responding to inquiries and complaints
- Work with accuracy and attention to detail.
- Operate and use modern office equipment.
- Effectively organize and prioritize assigned work.
- Assist with the City's Social Media platforms.
- Establish and maintain effective working relationships with other people.

EDUCATION AND EXPERIENCE:

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

- Bachelors degree in communications, public relations, public administration or a related field.
- Two (2) years professional experience in public relations, communications, or a related field.
- A valid State of California driver's license and an acceptable driving record.

WORKING CONDITIONS:

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

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

PHYSICAL DEMANDS:

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

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

**CITY OF SANTA FE SPRINGS
PUBLIC SAFETY OFFICER SUPERVISOR**

Bargaining Unit:SFSCEA

Job Code:

FLSA Status: Non-Exempt

Date Prepared:

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

POSITION PURPOSE:

Under general supervision, supervises, directs, coordinates, and performs the duties of a public safety officer; coordinates public safety officer activities with other departments and outside agencies; acts as a liaison between the community and the Department of Police Services.

SUPERVISION RECEIVED:

Receives general supervision from the Assistant Director of Police Services.

SUPERVISION EXERCISED:

Exercises direct supervision over subordinate public safety officers.

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

1. Provides leadership, supervises and directs the work activities of subordinate public safety officers; develops assignment schedules; monitors work flow.
2. Manages and coordinates department programs and services including crime prevention programs, community outreach and engagement programs, school safety programs, and emergency management services and programs.

3. Trains, counsels and evaluates personnel; in written and verbal form provides or coordinates staff training; works with employees to correct deficiencies.
4. Investigates personnel complaints of public safety officer misconduct and prepares related reports.
5. Tracks public safety officer, sworn, and volunteer service request flow; tracks outcomes, closures, and follow ups.
6. Participates in a variety of community, department and city meetings; coordinates with schools and various government agencies.
7. Coordinates field operations with police officers; directs the deployment of department resources at city events and during emergency situations; facilitates functional supervision of public safety officer teams.
8. Oversees equipment needs for public safety officers; including purchasing, storing and budgeting.
9. Manages community safety training and presentations; oversees department programs; organizes and coordinates department special events; represents the department at various government agency meetings and events.

C. Other Job Specific Duties

1. Works with other public safety and education officers; provides liaison to volunteer programs; supervises volunteers; conducts recruitment.
2. Coordinates and supervises vehicle maintenance for public safety vehicles.
3. Monitors city facilities alarm systems; monitors log updates and maintenance issues for the alarm systems and related equipment.
4. Coordinates and supervises distribution, follow up, and completion of all service requests; follows up on all projects assigned by supervisors.
5. Manages the Departments Field Training Program; researches issues affecting the department; prepares reports; and makes department policy recommendations.
6. Provides technical expertise to public safety personnel and outside agencies.
7. Responds to and resolves difficult and sensitive citizen inquiries and complaints.
8. Monitors and maintains a variety of logs and records.

9. Assists in the Departments budget preparation and administration.
10. Performs related duties as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

Federal, state, and local laws, codes, and regulations, including penal and vehicle codes; Court and judicial system; radio communication codes; law enforcement practices and procedures; interviewing techniques; safety practices, procedures, and regulations; emergency response procedures; principles of supervision, training, and performance evaluation; organizational and management practices as applied to the analysis and evaluation of programs, policies, and operational needs; modern office procedures and equipment including computers; word processing and other related software applications.

Ability to:

Plan, organize, direct, and coordinate the work of subordinate personnel; select, supervise, train and evaluate staff; enforce local, state, and vehicle codes; Interact effectively with a wide variety of individuals; develop, implement, and administer goals, objectives, and procedures for providing effective and efficient services; analyze problems; identify alternative solutions and project consequences of proposed actions; implement recommendations in support of goals; prepare clear and concise reports; maintain records; interpret and apply federal, state, and local policies, procedures, laws, and regulations; communicate effectively verbally and in writing; work with accuracy and attention to detail; operate and use modern office equipment; effectively organize and prioritize assigned work.

EDUCATION AND EXPERIENCE:

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

- High School Diploma or an equivalent certificate or diploma recognized by the State of California supplemented by college level coursework in criminal justice or a related field. Ability to speak and understand Spanish preferred.
- Four (4) years of increasingly responsible municipal public safety or law enforcement experience which has included substantial public contact, including two (2) years of supervisory experience.
- A valid State of California driver's license and an acceptable driving record.
832 PC.
CPR and First Aid certificates preferred.

WORKING CONDITIONS:

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

- *Work is performed indoors and in the field.*
- *Noise level is quiet to moderate.*
- *Utilizes hand and power tools.*
- *Occasional exposure to chemicals, fumes, gases, and odors.*
- *Occasional contact with dissatisfied or distressed individuals.*
- *Adapt to flexible work schedule.*

PHYSICAL DEMANDS:

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

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

**CITY OF SANTA FE SPRINGS
SENIOR ACCOUNTANT**

Bargaining Unite: EMC (Confidential)

Job Code:

FLSA Status: Non-Exempt

Date Prepared:

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

POSITION PURPOSE:

Leads and participates in the performance of professional accounting work involving the recording and reporting of financial transactions; develops and monitors budgets; prepares financial statements and reports; conducts a variety of financial analyses and audits.

SUPERVISION RECEIVED:

Receives supervision from the Finance Manager and Director of Finance & Administrative Services.

SUPERVISION EXERCISED:

Exercises technical supervision over accounting staff.

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

1. Coordinates, supervises, and participates in the review, development, and implementation of accounting systems and procedures.

2. Coordinates and participates in the preparation of reports on accounting activities relating to funds, grants, and programs.
3. Reviews financial reports for accuracy, completeness, and compliance with budget guidelines and procedures.
4. Conducts audits including reviewing existing accounting procedures and internal control methods to ensure compatibility with generally accepted accounting principles and federal, state, and local laws, rules, and regulations.
5. Plan, prioritize, assign, and supervise the work of technical and clerical accounting staff.

C. Other Job Specific Duties

1. Collects, analyzes, and monitors financial data.
2. Monitors the status of various grants; analyzes the availability of funds, reviews expenditures, and ensures that activities are in compliance with grant regulations.
3. Answers questions and provides information to the public; assists auditors as needed; investigates complaints and recommends corrective action to resolve complaints.
4. Determines appropriate account sources and posts financial transactions according to established accounting principles, procedures, and methods.
5. May prepare complex journal entries and closes the City's books on a monthly basis.
6. Prepares required reports for county, state, and federal agencies.
7. Reconciles accounts to back up detail and independent sources.
8. Analyzes records and prepares financial statements.
9. Oversees and participates in general ledger and subsidiary accounts posting, balancing, and reconciling.
10. Assists in preparing the annual budget and specialized grant budget reports; ensures compliance with grant requirements.
11. Verifies, categorizes, posts, and reconciles revenues and expenditures to proper accounts.
12. Prepares vouchers, billings, trial balances, and journal entries.
13. Computes and distributes labor, materials, and overhead costs.

14. Prepares financial and statistical reports for management and the public.

15. Performs related duties as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

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

Generally accepted governmental accounting practices and standards.

Organization, policies, and operating procedures of the City and department to which assigned.

Budgeting procedures and techniques.

Basic mathematical principles as applied to accounting and financial analysis.

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

Modern office procedures and equipment including computers.

Word processing, spreadsheet, and other related software applications.

Ability to:

Prepare complex financial statements and reports in conformance with generally accepted governmental accounting practices.

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

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

Prepare, monitor and control a budget.

Examine and verify financial documents.

Prepare a variety of financial statements and reports.

Reconcile accounts.

Examine and verify financial documents.

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

Communicate effectively verbally and in writing.

Work with accuracy and attention to detail.

Operate and use modern office equipment.

Effectively organize and prioritize assigned work.

Establish and maintain effective working relationships with other people.

EDUCATION AND EXPERIENCE:

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

- Bachelor's degree in Business Administration, Accounting, or related field; a State Certified Public Accountant (CPA) license is highly desired.

- Five (5) years accounting experience including three (3) years of municipal experience.
- A valid State of California driver's license and an acceptable driving record.

WORKING CONDITIONS:

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

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

PHYSICAL DEMANDS:

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

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

**CITY OF SANTA FE SPRINGS
STOREKEEPER/**

Bargaining Unit:SFSCEA

Job Code: TBD

FLSA Status: Non-Exempt

Date Prepared:

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

POSITION PURPOSE:

Under general supervision, performs all storekeeping functions in the City warehouse.

SUPERVISION RECEIVED:

Receives general supervision from higher level supervisory staff.

SUPERVISION EXERCISED:

None.

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

1. Performs all storekeeping functions in the warehouse.
2. Confers with supervisor concerning materials and supplies to be ordered.
3. Requisitions stock identified as low in inventory.
4. Receives, stores, inventories, and performs disbursement of all materials maintained in the warehouse facilities.

C. Other Job Specific Duties

1. Ensures security of inventory stored in warehouse.
2. Maintains the warehouse in clean, orderly, and safe condition.
3. Performs data input of daily warehouse issues & receipts; processes requisitions for inventory replenishment.
4. Ensures accuracy of the warehouse inventory system by updating records of physical inventory totals, receipts, adjustments, and returns.
5. Inspects deliveries for damage and reconciles product and quantities with purchase orders.
6. Responsible for shipping cancelled or damaged items back to suppliers as appropriate.
7. Ensures inventories are within the established minimum and maximum levels. Update min/max levels with the variation of trends.
8. Responsible for stock rotation and coordinate disposal of surpluses.
9. Manage supplier relations in a highly ethical manner.
10. Processes invoices for payment in a timely manner.
11. Operates a forklift and city vehicles in a safe manner to perform duties.
12. Picks up and delivers orders and supplies at various locations.
13. Evaluates items delivered to the warehouse to determine value and potential future use prior to accepting for storage.
14. Efficiently utilizes available storage space.
15. Reports any potential workplace hazards to your supervisor.
16. Coordinates annual Public Works uniform orders and report costs by employee to the Payroll Clerk as required.
17. Maintain Online Safety Data Sheet (SDS) catalog for all warehouse SDS required products.

18. Distribute, track, and report usage of Temporary Water Meters to Water Clerk; report any damage to the Water Division for repair.
19. Maintains the Municipal Services Yard soda machine by ordering, restocking, reporting repairs, and depositing revenues with accounts receivable.
20. Performs related duties as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

Warehouse operations
Inventory management principles and practices
Customer service standards and protocols
Government purchasing practices.
Safety rules and regulations.
Modern office procedures and equipment including computers.
Word processing, spreadsheet and database programs, and other related software applications.

Ability to:

Perform basic mathematical computations used in recording and controlling inventory flow.
Operate a personal computer and various software applications
Operate a forklift and light trucks or passenger vehicles.
Follow written and oral instructions.
Work independently in the absence of supervision.
Communicate effectively verbally and in writing.
Work with accuracy and attention to detail.
Operate and use modern office equipment.
Effectively organize and prioritize assigned work.
Establish and maintain effective ethical working relationships with staff, vendors, suppliers and retailers.

EDUCATION AND EXPERIENCE:

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

- High School Diploma or an equivalent certificate or diploma recognized by the State of California.
- One (1) year of warehouse operations experience.
- A valid State of California Driver's License and an acceptable driving record.

- Ability to obtain a Forklift Operator Certification, within six (3) months of employment.

WORKING CONDITIONS:

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

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

PHYSICAL DEMANDS:

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

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

**CITY OF SANTA FE SPRINGS
YOUTH INTERVENTION PROGRAM SUPERVISOR**

Bargaining Unit: SFSCEA

Job Code:

FLSA Status: Non-Exempt

Date Prepared:

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

POSITION PURPOSE:

Under general supervision, develops and implements programs and activities of the Family & Youth Intervention Program; partners with law enforcement personnel, community care providers, and educators to provide effective intervention strategies to prevent delinquent behavior among at-risk youth; works to positively impact community youth and their families; provides case management and community outreach services.

SUPERVISION RECEIVED:

Receives general supervision from the Assistant Director of Police Services.

SUPERVISION EXERCISED:

Exercises direct supervision over subordinate staff

EXAMPLES OF DUTIES AND RESPONSIBILITIES:

A. Held in Common:

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

B. Essential Job Specific Duties:

1. Develops, recommends and implements program goals, objectives, policies, and priorities; develops performance measures to determine program effectiveness.

2. Develops work plans for assigned program services and activities; prepares a variety of brochures, flyers and related communication to promote youth and family programs and encourage participation.
3. Supervises, trains, evaluates, and schedules assigned staff, including contract staff and volunteers.
4. Develops and maintains partnerships with community agencies, parents, schools, and law enforcement to provide support services for youth and families.
5. Assess clients to develop appropriate intervention strategies, and document progress of juveniles.
6. Communicate (verbal and written) with juveniles, families, and other team members to explain the behavior and progress of the juvenile.
7. Represents the Family & Youth Intervention Program at city, county and state events and activities, as needed.
8. Prepares incident statistical reports to summarize youth progress, document incidents, behavior, and other required information for use by public safety personnel and juvenile justice system.
9. Conducts individual and family counseling sessions; supervises and conducts classes and workshops; presents information to community based organizations; initiates and maintains communication with at-risk youth, their families and youth groups; measures and monitors participant progress.

C. Other Job Specific Duties

1. Prepares grant proposals and seeks other sources of funding for programs.
2. Participates in program budget preparation and administration. Prepares cost estimates for budget recommendations; monitors expenditures.
3. Coordinates and consults with social service agencies, school staff, community groups and public safety to determine effective intervention programs and services that meet the needs of youth, families and the public.
4. Conducts intake interviews to determine risk factors and develop case plans.
5. Designs and implements programs within the scope of services; coordinates and promotes drug and alcohol awareness campaigns.
6. Documents case files; maintains timely and accurate records.
7. Performs related duties as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

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

Knowledge of:

Principles, practices of human development, child and adolescent development, parenting, and family dynamics; family intervention strategies; principles of teamwork and group dynamics; principles and practices of case work; community intervention strategies for at-risk youth; community resources for at-risk youth and their families; methods and techniques of interviewing; English usage, spelling, grammar, and punctuation; Federal, state, and local laws, codes, and regulations; modern office procedures and equipment including computers; word processing and other related software applications.

Ability to:

Employ positive methods to initiate behavioral change in participants; interact empathetically with people from diverse socio-economic backgrounds and temperaments; demonstrate sensitivity to cultural differences; establish and maintain effective working relationships with City staff, representatives of other organizations, program participants, and the general public; work independently and as part of an interdisciplinary team; work effectively with community groups and lead effectively; prepare a variety of written materials, including case file notes, correspondence, presentations, and reports; make effective oral presentations; communicate effectively verbally and in writing; operate and use modern office equipment.

EDUCATION AND EXPERIENCE:

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

- Bachelor's degree in psychology, sociology, social work, education, criminal justice, or a closely related field.
- Ability to speak and understand Spanish fluently preferred.
- Three (3) years experience providing human or social services, preferably in youth and/or families, or juvenile justice environment.
- A valid State of California Driver's License and an acceptable driving record.
- Current CPR and First Aid certifications within one (1) year of appointment.

WORKING CONDITIONS:

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

- Work is primarily performed indoors.
- Noise level is quiet to moderately quiet.
- Extensive public contact.
- Contact with persons with criminal histories or suspects.
- May be expected to participate in recreational activities.

PHYSICAL DEMANDS:

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

- *Sit, stand, and walk for extended periods of time.*
- *Kneel, crouch, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *Hear and speak both in person and on the telephone.*
- *See well enough to read documents and operate office equipment.*
- *Lift and move up to 20 pounds.*

Proposed Salary Range Class 052 for:
Assistant Director of Planning
Municipal Affairs Manager

Class 052 ⁽¹⁾

Step	Monthly	Bi-weekly	Hourly
A-1	8,274.819	3,819.147	47.739
B-2	8,729.934	4,029.200	50.365
C-3	9,210.080	4,250.806	53.135
D-4	9,716.634	4,484.600	56.058
E-5	10,251.049	4,731.253	59.141

Senior Planner - Class 139 ⁽²⁾

Step	Monthly	Bi-weekly	Hourly
A-1	6,992.252	3,227.193	40.340
B-2	7,371.509	3,402.235	42.528
C-3	7,774.754	3,588.348	44.854
D-4	8,198.562	3,783.952	47.299
E-5	8,645.216	3,990.100	49.876

Senior Management Analyst - Class 145 ⁽²⁾

Step	Monthly	Bi-weekly	Hourly
A-1	6,788.917	3,133.346	39.167
B-2	7,152.180	3,301.006	41.263
C-3	7,532.579	3,476.575	43.457
D-4	7,938.109	3,663.743	45.797
E-5	8,365.344	3,860.928	48.262

Proposed Salary Range Class 139 for:
Senior Accountant

Class 139 ⁽³⁾

Step	Monthly	Bi-weekly	Hourly
A-1	6,992.252	3,227.193	40.340
B-2	7,371.509	3,402.235	42.528
C-3	7,774.754	3,588.348	44.854
D-4	8,198.562	3,783.952	47.299
E-5	8,645.216	3,990.100	49.876

⁽¹⁾ New salary range added to the Salary Schedule

⁽²⁾ Incumbent position current salary range

⁽³⁾ Position will be added to existing classification in the Salary Schedule

**Proposed Salary Range Class 150 for:
Public Safety Officer Supervisor**

Class 150 ⁽³⁾

Step	Monthly	Bi-weekly	Hourly
A-1	6,297.711	2,906.636	36.333
B-2	6,639.270	3,064.278	38.303
C-3	7,002.533	3,231.938	40.399
D-4	7,385.217	3,408.562	42.607
E-5	7,787.320	3,594.148	44.927

**Proposed Salary Range Class 143 for:
Public Information Officer**

Class 143 ⁽³⁾

Step	Monthly	Bi-weekly	Hourly
A-1	5,863.622	2,706.287	33.829
B-2	6,175.480	2,850.222	35.628
C-3	6,525.036	3,011.555	37.644
D-4	6,887.157	3,178.688	39.734
E-5	7,269.840	3,355.311	41.941

Public Relations Specialist - Class 169 ⁽²⁾

Step	Monthly	Bi-weekly	Hourly
A-1	4,934.900	2,277.646	28.471
B-2	5,205.635	2,402.601	30.033
C-3	5,491.219	2,534.409	31.680
D-4	5,793.939	2,674.126	33.427
E-5	6,112.652	2,821.224	35.265

(1) New salary range added to the Salary Schedule

(2) Incumbent position current salary range

(3) Position will be added to existing classification in the Salary Schedule

**Proposed Salary Range Class 157 for:
Deputy City Clerk**

Class 157 ⁽³⁾

Step	Monthly	Bi-weekly	Hourly
A-1	5,461.520	2,520.702	31.509
B-2	5,761.954	2,659.363	33.242
C-3	6,078.382	2,805.407	35.068
D-4	6,413.087	2,959.886	36.999
E-5	6,764.927	3,122.274	39.028

City Clerk Technician - Class 172 ⁽²⁾

Step	Monthly	Bi-weekly	Hourly
A-1	4,641.320	2,142.148	26.777
B-2	4,897.205	2,260.248	28.253
C-3	5,165.654	2,384.148	29.802
D-4	5,453.522	2,517.010	31.463
E-5	5,747.104	2,652.510	33.156

**Proposed Salary Range Class 180 for:
Storekeeper**

Class 180 ⁽³⁾

Step	Monthly	Bi-weekly	Hourly
A-1	4,163.823	1,921.764	24.022
B-2	4,385.437	2,024.048	25.301
C-3	4,635.608	2,139.511	26.744
D-4	4,886.923	2,255.503	28.194
E-5	5,149.660	2,376.766	29.710

Warehouse Assistant (Hourly) - Class 731 ⁽²⁾

Step	Hourly
A-1	14.000
B-2	14.676
C-3	15.397
D-4	16.174
E-5	16.979

⁽¹⁾ New salary range added to the Salary Schedule

⁽²⁾ Incumbent position current salary range

⁽³⁾ Position will be added to existing classification in the Salary Schedule



City of Santa Fe Springs
City Council Meeting

ITEM NO. 26
August 17, 2021

APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Beautification and Historical	1	Mora
Beautification and Historical	3	Zamora
Beautification and Historical	1	Sarno
Beautification and Historical	2	Rodriguez
Beautification and Historical	1	Trujillo
Family & Human Svcs	1	Mora
Heritage Arts	1	Zamora
Parks & Recreation	3	Zamora
Parks & Recreation	1	Sarno
Parks & Recreation	1	Trujillo
Senior	3	Mora
Senior	3	Zamora
Senior	4	Trujillo
Sister City	5	Zamora
Sister City	3	Sarno
Sister City	3	Rodriguez
Sister City	2	Trujillo
Youth Leadership Committee	2	Mora
Youth Leadership Committee	3	Zamora
Youth Leadership Committee	1	Rodriguez
Youth Leadership Committee	1	Trujillo

Applications Received: None

Recent Actions: None

Raymond R. Cruz

Raymond R. Cruz
City Manager

Attachment(s):

1. Prospective Members
2. Committee Lists

Prospective Members for Various Committees/Commissions

Beautification and Historical* (*pending name change)

Family & Human Services

Heritage Arts

Personnel Advisory Board

Parks & Recreation

Planning Commission

Senior Citizens Advisory

Sister City

Traffic Commission

Youth Leadership

BEAUTIFICATION AND HISTORICAL ADVISORY COMMITTEE*

*(pending name)

Meets the fourth Wednesday of each month

9:30 a.m., Library Community Room

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

Membership: 20 Residents appointed by City Council

Council Liaison: Sarno

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Doris Yarwood Guadalupe Placencia Irma Huitron Vacant	
Zamora	Annette Ramirez Vacant Vacant Vacant	
Sarno	Jeannette Lizarraga Mary Arias Linda Vallejo Vacant	
Rodriguez	Vacant Sally Gaitan Mark Scoggins Vacant	
Trujillo	Jacqueline Martinez Kay Gomez Vacant Merrie Hathaway	

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

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

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

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

Council Liaison: Rodriguez

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
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Mora	Martha Villanueva* Vacant Miriam Herrera	
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Zamora	Gaby Garcia Christina J. Colon Gilbert Aguirre	
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Sarno	Dolores Duran Janie Aguirre Peggy Radoumis	
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Rodriguez	Shamsher Bhandari Elena Lopez Hilda Zamora	
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Trujillo	Dolores Romero Laurie Rios* Bonnie Fox	
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Organizational Representatives: (Up to 5)	Nancy Stowe Evelyn Castro-Guillen Elvia Torres (SPIRITT Family Services)	
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**Indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

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

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

Membership: 9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Maria Salazar-Jaramillo	
Zamora	Vacant	
Sarno	William K. Rounds	
Rodriguez	Francis Carbajal*	
Trujillo	Laurie Rios*	

Committee Representatives

Family and Human Services Committee	Vacant
Beautification and Historical Committee	Sally Gaitan
Planning Commission	Gabriel Jimenez
Chamber of Commerce	Debbie Baker

Council/Staff Representatives

Council Liaison	Annette Rodriguez
Council Alternate	Vacant
City Manager	Ray Cruz
Director of Community Services	Maricela Balderas
Director of Planning	Wayne Morrell

**Indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 7:00 p.m.,
Town Center Hall, Meeting Room #1

Subcommittee Meets at 6:00 p.m.

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

Membership: 25

Council Liaison: Mora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Joe Avila	
	Eddie Barrios	
	William Logan	
	Ralph Aranda	
	Kurt Hamra	
Zamora	Gina Hernandez	
	Blake Carter	
	Vacant	
	Vacant	
Sarno	Vacant	
	Kenneth Arnold	
	Mary Anderson	
	Jeannette Lizarraga	
	Vacant	
Rodriguez	Mark Scoggins	
	Kayla Perez	
	Priscilla Rodriguez	
	Lisa Garcia	
	Sylvia Perez	
Trujillo	David Diaz-Infante	
	Dolores Romero	
	Andrea Lopez	
	Elizabeth Ford	
	Nancy Krueger	
	Vacant	

**Indicates person currently serves on three committees*

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

Membership: 5 (2 Appointed by City Council, 1 by Personnel Board, 1 by Firemen's Association, 1 by Employees' Association)

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Council	Angel Munoz Ron Biggs	
Personnel Advisory Board	Neal Welland	
Firemen's Association	Jim De Silva	
Employees' Association	Johnny Hernandez	

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,
Council Chambers

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

Membership: 5

APPOINTED BY

NAME

Mora	Ken Arnold
Sarno	Johnny Hernandez
Rodriguez	Francis Carbajal*
Trujillo	William K. Rounds
Zamora	Gabriel Jimenez

SENIOR ADVISORY COMMITTEE

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

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

Membership: 25

Council Liaison: Sarno

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Paul Nakamura	
	Astrid Shesterkin	
	Vacant	
	Vacant	
	Vacant	
Zamora	Vacant	
	Elena Lopez Armendariz	
	Josefina Lara	
	Vacant	
	Vacant	
Sarno	Sally Gaitan	
	Bonnie Fox	
	Gilbert Aguirre	
	Lorena Huitron	
	Janie Aguirre	
Rodriguez	Yoko Nakamura	
	Linda Vallejo	
	Hilda Zamora	
	Martha Villanueva*	
	Nancy Krueger	
Trujillo	Dolores Duran	
	Vacant	
	Vacant	
	Vacant	
	Vacant	

**Indicates person currently serves on three committees*

SISTER CITY COMMITTEE

Meets the First Monday of every month, except Dec., at 6:45 p.m., Town Center Hall, Mtg. Room #1. If the regular meeting date falls on a holiday, the meeting is held on the second Monday of the month.

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

Membership: 25

Council Liaison: Mora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Martha Villanueva*	
	Doris Yarwood	
	Laurie Rios*	
	Peggy Radoumis	
	Francis Carbajal*	
Zamora	Vacant	
	Vacant	
	Vacant	
	Vacant	
	Vacant	
Sarno	Manny Zevallos	
	Vacant	
	Jacqueline Martinez	
	Vacant	
	Vacant	
Rodriguez	Jeannette Wolfe	
	Shamsher Bhandari	
	Vacant	
	Vacant	
	Vacant	
Trujillo	Charlotte Zevallos	
	Andrea Lopez	
	Vacant	
	Marcella Obregon	
	Vacant	

**Indicates person currently serves on three committees*

TRAFFIC COMMISSION

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

Membership: 5

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

APPOINTED BY

NAME

Mora

Bryan Collins

Sarno

Johana Coca

Rodriguez

Felix Miranda

Trujillo

Linda Vallejo

Zamora

Christina J. Colon

YOUTH LEADERSHIP COMMITTEE

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

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

Membership: 20

Council Liaison: Zamora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Kharisma Ruiz Jilliana Casillas Vacant Vacant	
Zamora	Joseph Casillas Vacant Vacant Vacant	
Sarno	Abraham Walters Aaron D. Doss Valerie Bojorquez Maya Mercado-Garcia	
Rodriguez	Jasmine Rodriguez Angelique Duque Felix Miranda Jr. Vacant	
Trujillo	Vacant Isaac Aguilar Andrew Bojorquez Alan Avalos	