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

**TUESDAY, MARCH 19, 2024**  
**AT 6:00 P.M.**

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

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**CITY COUNCIL**

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

**CITY MANAGER**

**René Bobadilla, P.E.**

**CITY ATTORNEY**

**Ivy M. Tsai**

**CITY STAFF**

**Assistant City Manager**  
**Fire Chief**  
**Police Chief**  
**Director of Community Services**  
**Director of Finance**  
**Director of Parks & Recreation**  
**Acting Director of Planning**  
**Director of Police Services**  
**Director of Public Works**  
**City Clerk**

**Nicholas Razo**  
**Chad Van Meeteren**  
**Aviv Bar**  
**Maricela Balderas**  
**Lana Dich**  
**Gus Hernandez**  
**Cuong H. Nguyen**  
**Dino Torres**  
**James Enriquez**  
**Janet Martinez**

**NOTICES**

This City Council Meeting ("Council") will be held in person and will meet at City Hall – City Council Chambers, 11710 E. Telegraph Road, Santa Fe Springs, California. The meeting will be live streamed on the City's YouTube Channel and can be accessed on the City's website via the following link:

[https://santafesprings.org/city\\_council/city\\_council\\_meetings/index.php](https://santafesprings.org/city_council/city_council_meetings/index.php)

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

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

**Public Comments:** 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 on the day of the meeting, please fill out a speaker card provided at the door and submit it to City Clerk staff. You may also submit comments in writing by sending them to the City Clerk's Office at [cityclerk@santafesprings.org](mailto:cityclerk@santafesprings.org). All written comments received by 12:00 p.m. the day of the City Council Meeting will be distributed to the City Council and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

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

**CALL TO ORDER**

**ROLL CALL**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**INTRODUCTIONS**

**PRESENTATIONS**

1. IN MEMORIAM OF NICKY STRADLEY FOR EXCEPTIONAL COMMUNITY SERVICE AND POSITIVE IMPACT TO THE COMMUNITY (COMMUNITY SERVICES)
2. RECAP OF SHAMROCK 5K AND RECOGNITION OF SPONSORS (PARKS & RECREATION)

**CHANGES TO AGENDA**

**PUBLIC COMMENTS ON NON-AGENDA & NON-PUBLIC HEARING AGENDA ITEMS**

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

**STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**

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

**PUBLIC HEARING**

3. PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT TO AMEND SECTIONS 155.620, 155.628, 155.640, 155.715, 155.865, AND 155.866, AND ADD NEW SECTIONS 155.005 AND 155.006, TO CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE CODE OF SANTA FE SPRINGS, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA (PLANNING)

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

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zone Text Amendment related to code clean up and streamlining efforts; and

- 2) Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382; and
  - 3) Find and determine that the proposed Zone Text Amendment is consistent with the goals, policies, and program of the City’s General Plan; and
  - 4) Waive further reading and introduce Ordinance No. 1135 by title, adopting a Zone Text Amendment to amend Sections 155.620, 155.628, 155.640, 155.715, 155.865, and 155.866, and add new Sections 155.005 and 155.006, to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs; and
  - 5) Take such additional, related, action that may be desirable.
- 4. PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT (“ZTA”) TO AMEND CHAPTER 154 (SUBDIVISIONS) FOR AN URBAN LOT SPLIT AND CHAPTER 155 (ZONING) FOR THE CREATION OF TWO (2) RESIDENTIAL UNITS PER LOT, OF THE SANTA FE SPRINGS MUNICIPAL CODE, ALL PURSUANT TO SENATE BILL 9 AND DETERMINATION THAT THE ACTION IS EXEMPT UNDER CEQA (PLANNING)**

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

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendments related to urban lot split and the creation of two (2) residential units per lot, and thereafter close Public Hearing; and
- 2) Find and determine that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9; and
- 3) Find and determine that the proposed Zone Text Amendments are consistent with the goals, policies, and program of the City’s General Plan; and
- 4) Find and determine that the proposed Zone Text Amendments are consistent with the State’s Senate Bill (SB) 9; and
- 5) Waive further reading and introduce Ordinance No. 1136 by title, adopting Zone Text Amendments to ensure that the City’s Zoning Ordinance is aligned with the State’s SB 9 regulation; and
- 6) Take such additional, related action that may be desirable.



**OLD BUSINESS – NONE**

**REGULAR BUSINESS**

5. **RESOLUTION NOS. SA-2024-002 & 9902 – DECLARATION OF SURPLUS PROPERTY– EIGHT (8) PARCELS (APNS: 8011-018-900, 901, 902, 903, 904, 905, 906, AND 8011-019-911), LOCATED AT THE SOUTHEAST CORNER OF BLOOMFIELD AVENUE AND TELEGRAPH ROAD; AND TWENTY-EIGHT (28) PARCELS (APNS: 8011-002-901, 902 & 903, AND 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), LOCATED ALONG THE NORTH SIDE OF TELEGRAPH ROAD WITH ADDITIONAL FRONTAGE ON ROMANDEL AVENUE, IN THE CITY OF SANTA FE SPRINGS, AND FINDING THE ACTIONS EXEMPT FROM CEQA (PLANNING)**

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

- 1) Find that the declaration of City-owned land is exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3) (General Rule Common Sense Exemption) and Section 15312, Class 12 (Surplus Government Property Sales); and
- 2) Adopt Resolution No. 9902, declaring those certain real properties owned by the City as surplus land and no longer necessary for City's use; and owned by the city as surplus land and not necessary for public city's use pursuant to AB 14865 (Surplus Land Act); and
- 3) Take such additional, related action that may be desirable.

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

- 1) Find that the declaration of Successor-owned land is exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3) (General Rule Common Sense Exemption) and Section 15312, Class 12 (Surplus Government Property Sales); and
- 2) Adopt Resolution No. SA 2024-02, declaring those certain real properties owned by the Successor as surplus land and no longer necessary for its use; and
- 3) Take such additional, related action that may be desirable.

**CONSENT CALENDAR**

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

PUBLIC FINANCING AUTHORITY

6. MINUTES OF THE FEBRUARY 20, 2024 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

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

- 1) Approve the minutes as submitted.

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

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

- 1) Receive and file the report.

WATER UTILITY AUTHORITY

8. MINUTES OF THE FEBRUARY 20, 2024 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

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

- 1) Approve the minutes as submitted.

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

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

- 1) Receive and file the report.

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

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

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

HOUSING SUCCESSOR

11. MINUTES OF THE FEBRUARY 20, 2024 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

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

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

**12. MINUTES OF THE FEBRUARY 20, 2024 SUCCESSOR AGENCY MEETINGS (CITY CLERK)**

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

- 1) Approve the minutes as submitted.

CITY COUNCIL

**13. MINUTES OF THE FEBRUARY 20, 2024 CITY COUNCIL MEETINGS (CITY CLERK)**

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

- 1) Approve the minutes as submitted.

**14. FIRE STATION HEADQUARTERS ROOF REPLACEMENT – FINAL PAYMENT (PUBLIC WORKS)**

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

- 1) Approve the Final Payment to Rite-Way Roof Corporation of Fontana, California for \$104,596 (Less 5% Retention) for the subject project; and
- 2) Approve the final contract amount with Rite-Way Roof Corporation in the amount of \$718,227, including the aggregate change order amount of \$112,475; and
- 3) Take such additional, related action that may be desirable.

**15. POLICE SERVICES STAGING FACILITY STORM DAMAGE – EMERGENCY REPAIRS UPDATE (PUBLIC WORKS)**

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

- 1) Pursuant to Santa Fe Springs Municipal Code Section 34.23 and California Public Contract Code Section 22050, by a four-fifths vote authorize continuing the repairs without competitive bidding; and
- 2) Take such additional, related action that may be desirable.

**16. RESOLUTION NO. 9900 – SUMMARY VACATION OF A PORTION OF CHARLESWORTH ROAD WEST OF ALBURTIS AVENUE AND DETERMINING THAT THE VACATION IS EXEMPT UNDER CEQA (PUBLIC WORKS)**

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

- 1) Find and determine that the proposed street vacation as described in the City Engineer's Report and on Attachment A is excess right-of-way and is not required for street or highway purposes; and
- 2) Find and determine that the proposed street vacation will not cut off all access to adjoining properties and will not affect any public service easement; and
- 3) Adopt Resolution No. 9900 determining that the vacation of a portion of Charlesworth Road is exempt from CEQA and ordering the vacation of a portion of Charlesworth Road, West of Alburdis Avenue; and
- 4) Authorize the City Manager to execute the quitclaim deed to the Los Nietos School District; and
- 5) Take such additional, related action that may be desirable.

**17. RESOLUTION NO. 9901 – INTENT TO VACATE KOONTZ AVENUE SOUTH OF FLORENCE AVENUE (PUBLIC WORKS)**

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

- 1) Adopt Resolution No. 9901 declaring City Council's intention to vacate Koontz Avenue South of Florence Avenue and setting a time and place for a public hearing; and
- 2) Take such additional, related action that may be desirable.

**18. AMENDMENT OF CHAPTER 150 OF THE CODE OF SANTA FE SPRINGS RELATING TO BUILDING REGULATIONS (PUBLIC WORKS)**

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

- 1) Introduce for first reading by title only and waive further reading of Ordinance No. 1137: AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING THE CITY OF SANTA FE SPRINGS MUNICIPAL CODE BY MODIFYING CHAPTER 150 (BUILDING REGULATIONS) BY ADOPTING BY REFERENCE THE 2023 LOS ANGELES COUNTY BUILDING CODE (TITLE 26), ELECTRICAL CODE (TITLE 27), PLUMBING CODE (TITLE 28), MECHANICAL CODE (TITLE 29), RESIDENTIAL CODE (TITLE 30), EXISTING BUILDING CODE (TITLE 33), WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO; and

- 2) Schedule a public hearing on April 2, 2024, to consider adoption and second reading of the Ordinance No. 1137; and
- 3) Take such additional, related, action that may be desirable.

**19. RESIDENTIAL STREET LIGHTING SYSTEM UPGRADE PROJECT (PHASE 3) – AWARD OF TASK ORDER FOR DESIGN SERVICES (PUBLIC WORKS)**

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

- 1) Award a Task Order to PSOMAS of Santa Ana, California in the amount of \$294,650 for the Residential Street Lighting System Upgrade Project (Phase 3); and
- 2) Authorize the City Manager to execute a Task Order for On-Call Professional Engineering Services with PSOMAS; and
- 3) Take such additional, related action that may be desirable.

**20. TRANSFER OF LAKELAND AND LAUREL AFFORDABLE HOUSING PROPERTY TO THE CITY TO CORRECT VESTING OF TITLE AND FACILITATE SALE TO HABITAT FOR HUMANITY LOS ANGELES (CITY ATTORNEY)**

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

- 1) Approve a Joint Resolution of The City Council of The City of Santa Fe Springs, The City Council Acting As The Successor Agency to The Community Development Commission of The City of Santa Fe Springs, And Acting As The Successor Agency to The Santa Fe Springs Redevelopment Agency Approving The Transfer of Certain Property Set Aside For Affordable Housing to The City of Santa Fe Springs to Fulfill The City Obligations For A Purchase And Sale Agreement With Habitat For Humanity of Greater Los Angeles And Directing The Executive Director/City Manager to Execute The Deeds And All Necessary And Related Documents to Complete The Transfer And Finding This Action Exempt From The California Environmental Quality Act.

**21. LIBRARY INNOVATION LAB GRANT ACCEPTANCE (COMMUNITY SERVICES)**

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

- 1) Approve acceptance of the Library Innovation Lab Grant (grant); and
- 2) Authorize the Director of Community Services to execute all documents related to the grant for the Santa Fe Springs City Library.

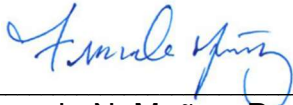
**APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS**

**COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING**

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

**ADJOURNMENT**

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



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Fernando N. Muñoz, Deputy City Clerk



**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

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

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

**BY:** Cuong H. Nguyen, Acting Director of Planning

**SUBJECT:** **PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT TO AMEND SECTIONS 155.620, 155.628, 155.640, 155.715, 155.865, AND 155.866, AND ADD NEW SECTIONS 155.005 AND 155.006, TO CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE CODE OF SANTA FE SPRINGS, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA**

**DATE:** March 19, 2024

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**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zone Text Amendment related to code clean up and streamlining efforts; and
- 2) Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382; and
- 3) Find and determine that the proposed Zone Text Amendment is consistent with the goals, policies, and program of the City’s General Plan; and
- 4) Waive further reading and introduce Ordinance No. 1135 by title, adopting a Zone Text Amendment to amend Sections 155.620, 155.628, 155.640, 155.715, 155.865, and 155.866, and add new Sections 155.005 and 155.006, to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs; and
- 5) Take such additional, related, action that may be desirable.

## **FISCAL IMPACT**

N/A

## **PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION**

On February 28, 2024, the Planning Commission conducted a duly noticed public hearing to review and consider the proposed Zone Text Amendment (ZTA) to clean up the City's Municipal Code and streamline processes. Following a thorough evaluation of written and oral reports, and public discussions during the meeting, the Commissioners voted 4-0, with Commissioner Carbajal absent, to adopt Resolution No. 259-2024. This resolution recommends that the City Council approve and adopt Ordinance No. 1135 to effectuate the proposed amendments to the text of the City's Municipal Code, and determined that the proposed ZTA is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). It is worth noting that no comments were received from the community or interested parties regarding the ZTA.

## **BACKGROUND**

### **Public Notification**

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

The legal notice was published in a newspaper of general circulation (Whittier Daily News) on March 7, 2024, as required by the State Zoning and Development Laws. As of the date of this report, staff has not received any further inquiry regarding the proposed project.

### **Zoning Ordinance Amendments**

Staff recommends the proposed Zone Text Amendment (Attachment A, Exhibit A) as a way to clean up the Zoning Ordinance and streamline processes:

- Section 155.005 is a new section that exempts City projects from the zoning regulations.
- Section 155.006 is a new section that adds indemnification language to the Zoning Ordinance to protect the City from legal action.
- Amended Section 155.620 removes the requirement for City Council to approve Christmas tree sales and authorizes the Director of Community Development to approve Christmas tree sales. It also lengthens the sales start date to the Friday after Thanksgiving.
- Amended Section 155.628 removes the requirement for City Council to approve the sale or service of alcoholic beverages and gives approval authority to the Planning Commission.



- Amended Section 155.640 removes the requirement for City Council to approve the use of parking areas for special events and gives approval authority to the Director of Community Development.
- Amended Section 155.715 clarifies that all Conditional Use Permits shall be heard by the Planning Commission at a public hearing.
- Amended Section 155.865 clarifies that Planning Commission actions become final 14 days after the Planning Commission's action.
- Amended Section 155.866 clarifies the appeal process.

### **ANALYSIS**

The proposed Zone Text Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:

1. Policy COS-2.2 - Special Events and Activities. Operate and expand citywide special events and activities that are popular with the community.
2. Policy ED-5.1: Local Business Partnerships. Continue to coordinate economic development efforts with local organizations such as the Chamber of Commerce.
3. Policy ED-5.2: Community-based Organizations. Continue to coordinate formulation of economic development strategies with local service providers such as the Interfaith Food Center.
4. Policy EJ-4.1: Civic Engagement. Support an equitable and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.

The proposed Zone Text Amendment creates a simpler and faster approval process for certain special events by removing the requirement to obtain City Council approval for Christmas tree sales, sale or service of alcoholic beverages, and use of parking areas for special events. Additionally, the Zone Text Amendment clarifies the Planning Commission public hearing and appeal process. Taken together, these amendments streamline the approval process.

### **ENVIRONMENTAL**

The Zone Text Amendment is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061(b)(3)) which provides that CEQA applies only to projects which have the potential to have a "significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. The amendments to the Zoning Ordinance will not have a significant effect on the environment.

### **SUMMARY**

Staff and the Planning Commission therefore recommend that the City Council approve and adopt Ordinance No. 1135 to effectuate the proposed amendments to the text of the City's Municipal Code and determine that the proposed ZTA is exempt from the

California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

**ATTACHMENT(S):**

A. Ordinance No. 1135

- a. Exhibit A – Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs

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

**CITY OF SANTA FE SPRINGS**  
**ORDINANCE NO. 1135**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING SECTIONS 155.620, 155.628, 155.640, 155.715, 155.865, AND 155.866, AND ADDING NEW SECTIONS 155.005 AND 155.006, TO CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE CODE OF SANTA FE SPRINGS**

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

**SECTION I. Findings:**

1. On February 28, 2024, the Planning Commission of the City of Santa Fe Springs adopted Resolution 259-2024 recommending that the City Council adopt proposed Ordinance No. 1135 to add Sections 155.005 (City Projects) and 155.006 (Indemnification), and amend Sections 155.620 (Christmas Tree Sales), 155.628 (Sale or Service of Alcoholic Beverages), 155.640 (Parking Areas; Use of for Special Events), 155.715 (Public Hearing), 155.865 (Appeal and Effective Date), and 155.866 (City Council to Hear Appeal) to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs.
2. On March 19, 2024, the City Council of the City of Santa Fe Springs considered this Ordinance, the staff report, and all testimony, written and spoken, at a duly noticed public hearing.
3. The Exhibits attached to this Ordinance are each incorporated by reference and made a part of this Ordinance.
4. This Ordinance is consistent with the following Santa Fe Springs General Plan Goals and Policies:
  - a. Policy COS-2.2 - Special Events and Activities. Operate and expand citywide special events and activities that are popular with the community.
  - b. Policy ED-5.1: Local Business Partnerships. Continue to coordinate economic development efforts with local organizations such as the Chamber of Commerce.
  - c. Policy ED-5.2: Community-based Organizations. Continue to coordinate formulation of economic development strategies with local service providers such as the Interfaith Food Center.
  - d. Policy EJ-4.1: Civic Engagement. Support an equitable and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.

5. This Ordinance creates a simpler and faster approval process for certain special events by removing the requirement to obtain City Council approval for Christmas tree sales, sale or service of alcoholic beverages, and use of parking areas for special events. Additionally, this Ordinance clarifies the Planning Commission public hearings and the appeal process. Taken together, these amendments streamline the approval process.
6. This Ordinance meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
7. This Ordinance has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65853-65860).

## SECTION II. Amendments:

Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs is hereby amended as provided in Exhibit "A" attached hereto and incorporated herein by reference.

## SECTION III. Environmental Findings and Determination:

This Ordinance is exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a "significant effect on the environment" as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. The amendments to the Zoning Ordinance contained herein are merely clean up items and streamline the development process. These changes will not have a significant effect on the environment.

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

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

PASSED and ADOPTED this 19th day of March 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

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Jay Sarno, Mayor

ATTEST:

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Fernando N. Muñoz, CMC, Deputy City Clerk

Exhibit A – Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs

## **Exhibit A – Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs**

### **Key:**

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Language to be removed from existing Code

Underline Text = Language to be added to Code

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.005 CITY PROJECTS is hereby added as follows:*

### **§ 155.005 CITY PROJECTS.**

Notwithstanding any lawful exemptions to zoning regulations, the provisions of this chapter shall not apply to any buildings, improvements, lots or premises owned, leased, operated or controlled by the City or any City project for public purposes.

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.006 INDEMNIFICATION is hereby added as follows:*

### **§ 155.006 INDEMNIFICATION.**

(A) With the submittal of any application, the owner and/or applicant agrees that upon approval of its application, the owner and/or applicant shall defend, indemnify, including reimbursement, and hold harmless the City, its agents, officials, officers, employees, departments and agencies from any claim, demands, lawsuits and other actions or proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature) (collectively “Action”), brought against the City, its agents, officials, officers, employees, departments, and agencies, that challenge, attack, or seeks to modify, set aside, void, or annul, any action of or approval by the City concerning:

(1) Any such approval of the City: and/or

(2) Any Action brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Sections 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction.

(B) In the event any Action is brought, the City shall promptly notify the owner and/or applicant of the existence of the Action and the City will cooperate fully in the defense of the Action. Nothing in this section shall prohibit the City from participating in the defense of any Action.

(C) In the event that the owner and/or applicant is required to defend the City in connection with any Action described in this section, the City shall retain the right to approve:

- (1) The counsel defending the City;
- (2) All significant decisions concerning the manner in which defense is conducted; and
- (3) Any and all settlements, which approval shall not be unreasonably withheld.

(D) The City shall also have the right not to participate in the defense, except that the City agrees to cooperate with the owner and/or applicant in the defense of the Action. If the City chooses to have counsel of its own defend any Action where the owner and/or applicant has already retained counsel, the fees and expenses of the counsel selected by the City shall be reimbursed by the owner/applicant.

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.620  
CHRISTMAS TREE SALES is hereby amended as follows:*

#### **§ 155.620 CHRISTMAS TREE SALES.**

(A) The sale of Christmas trees and wreaths shall be permitted in any zone and shall be exempt from the property development standards of this chapter.

(B) Such use shall comply with the following conditions:

- (1) That authorization for such use has first been granted by the Director of Community Development or designee~~City Council~~.
- (2) That such sales shall be conducted only from the Friday after Thanksgiving~~December 4~~ to December 25, inclusive.
- (3) That the operation be conducted in such a manner as to not adversely affect surrounding properties.
- (4) That the premises used for such sales shall be cleaned up and restored to a neat and order condition by December 31 of that year.

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.628  
SALE OR SERVICE OF ALCOHOLIC BEVERAGES is hereby amended as follows:*

#### **§ 155.628 SALE OR SERVICE OF ALCOHOLIC BEVERAGES.**

(A) A conditional use permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on- or off-site consumption.

(B) In establishing the requirements for such uses, the Planning Commission ~~and City Council~~ shall consider, among other criteria, the following:

- (1) Conformance with parking regulations.
- (2) Control of vehicle traffic and circulation.
- (3) Hours and days of operation.
- (4) Security and/or law enforcement plans.
- (5) Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.
- (6) Proximity to other alcoholic beverage use to prevent the incompatible and undesirable concentration of such uses in an area.
- (7) Control of noise, including noise mitigation measures.
- (8) Control of littering, including litter mitigation measures.
- (9) Property maintenance.
- (10) Control of public nuisance activities, including but not limited to disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violation, sale of alcoholic beverage to a minor, lewd conduct, or excessive police incident responses resulting from the use.

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.640  
PARKING AREAS; USE OF FOR SPECIAL EVENTS is hereby amended as follows:*

**§ 155.640 PARKING AREAS; USE OF FOR SPECIAL EVENTS.**

Parking areas in any zone may be used for intermittent or temporary special events in accordance with the following requirements:

- (A) Authorization for use of the parking area for the special event shall first be granted by the Director of Community Development or designee~~City Council~~.
- (B) The Director of Community Development or designee~~City Council~~ may impose such conditions on its approval as are deemed necessary in the public interest.
- (C) Approval of the owner or operator of the parking area shall also be required.
- (D) The event shall be conducted in such a manner as to not adversely affect surrounding properties and uses.

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.715  
PUBLIC HEARING is hereby amended as follows:*



## **§ 155.715 PUBLIC HEARING.**

~~No public hearing need be held except in those cases where the Planning Commission deems that a hearing is necessary in the public interest or where a public hearing is specifically required by this chapter. In the event that a public hearing is required, either by this chapter or by determination of the Planning Commission, the applicant or his authorized agent shall pay an additional fee as set by City Council resolution before the application shall be further processed. The determination on a Conditional Use Permit application shall be heard by the Planning Commission at a public hearing.~~ In addition, the applicant shall furnish a list of names and addresses of surrounding property owners, as set forth in § [155.860](#). If a public hearing is required, ~~t~~The Director of Planning and Community Development shall cause proper notice of the hearing to be given in accordance with the provisions of § [155.862](#).

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.865  
APPEAL AND EFFECTIVE DATE is hereby amended as follows:*

## **§ 155.865 APPEAL AND EFFECTIVE DATE.**

- (A) Unless otherwise specified in the resolution or motion of the Planning Commission in acting upon a request for a variance, modification, conditional use permit, approval for relocation of a building or development plan approval, the Commission's action shall become ~~effective-final~~ 14 days after the receipt by the ~~applicant of written notice of the~~ Commission's action.
- (B) Said 14-day period shall be for the purpose of allowing for an appeal to the City Council, either by the applicant or any other interested party. Said appeal shall be made in writing and filed with the City Clerk. The filing of an appeal within the prescribed time limit shall have the effect of staying the effective date of the Commission's action until such time as the City Council has acted on the appeal.

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.866 CITY COUNCIL TO HEAR APPEAL is hereby amended as follows:*

## **§ 155.866 CITY COUNCIL TO HEAR APPEAL.**

~~Upon receipt of an appeal from any Planning Commission determination, the City Council shall choose one of the following courses of action:~~

- ~~(A) Approve and ratify the action of the Planning Commission.~~
- ~~(B) Refer the matter back to the Planning Commission with or without instructions for further proceedings.~~

~~(C) Set the matter for hearing before itself. Notice of said hearing shall be given in accordance with the provisions of this subchapter for all matters which have previously been subject to a public hearing before the Planning Commission. If no public hearing has previously been held, the City Council shall give such notice as it deems appropriate. At such hearing, the City Council shall hear and decide the matter as if it were sitting as the Planning Commission, and shall make the same findings and consider the same criteria as required of the Planning Commission. The decision of the City Council shall be final.~~

Each appeal shall be considered de novo (new) and the City Council may reverse, modify or affirm the decision in regard to the entire project in whole or in part. In taking its action on an appeal, the City Council shall state the basis for its action. The City Council may approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part) and may modify, delete, or add such conditions as it deems necessary. The City Council may also refer the matter back to the Planning Commission for further action.



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

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

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

**BY:** Cuong H. Nguyen, Acting Director of Planning

**SUBJECT: PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT ("ZTA") TO AMEND CHAPTER 154 (SUBDIVISIONS) FOR AN URBAN LOT SPLIT AND CHAPTER 155 (ZONING) FOR THE CREATION OF TWO (2) RESIDENTIAL UNITS PER LOT, OF THE SANTA FE SPRINGS MUNICIPAL CODE, ALL PURSUANT TO SENATE BILL 9 AND DETERMINATION THAT THE ACTION IS EXEMPT UNDER CEQA**

**DATE:** March 19, 2024

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**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendments related to urban lot split and the creation of two (2) residential units per lot, and thereafter close Public Hearing; and
- 2) Find and determine that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9; and
- 3) Find and determine that the proposed Zone Text Amendments are consistent with the goals, policies, and program of the City's General Plan; and
- 4) Find and determine that the proposed Zone Text Amendments are consistent with the State's Senate Bill (SB) 9; and
- 5) Waive further reading and introduce Ordinance No. 1136 by title, adopting Zone

Text Amendments to ensure that the City's Zoning Ordinance is aligned with the State's SB 9 regulation; and

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

### **FISCAL IMPACT**

Adoption of the proposed Ordinance No. 1136, which implements amendments to the City's Municipal Code, Title 15 (Land Use), Chapter 154 (Subdivision) and Chapter 155 (Zoning) are not expected to have any immediate fiscal impact.

### **PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION**

On February 28, 2024, the Planning Commission conducted a duly noticed public hearing to review and consider the proposed Zone Text Amendment (ZTA). The purpose of the amendment was to align the City's Municipal Code with the State's Senate Bill 9. Following a thorough evaluation of written and oral reports, and public discussions during the Planning Commission meeting on February 28, 2024, the Commissioners voted 4-0, with Commissioner Carbajal absent, to approve and adopt Resolution No. 258-2024. This resolution recommends that the City Council approve and adopt Ordinance No. 1136 to effectuate the proposed amendments to the text of the City's Municipal Code; and determined that the proposed ZTA is exempt from the California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(j) and 66411.7(n). (See Attachment D)

### **BACKGROUND**

On September 16, 2021, the Governor signed Senate Bill 9 (SB 9), known as the California Housing Opportunity and More Efficiency (HOME) Act, into law. SB 9, now codified as California Government Code Sections 66452.6, 65852.21, and 66411.7, went into effect on January 1, 2022. It mandates that local jurisdictions must ministerially approve two-unit residential housing developments and subdivisions (urban lot splits) on single-family residential zoned lots if they meet certain requirements outlined in California Government Code Sections 65852.21 and 66411.7, as well as a local jurisdiction's objective development and subdivision standards.

### **ANALYSIS**

The State has identified the housing shortage as a significant issue statewide. SB 9 represents one of the many approaches the California Legislature has taken to streamline housing production. The proposed ZTA aims to update City procedures and development standards for SB 9 projects, ensuring consistency with State Law. Additionally, it seeks to shield the City from potential legal challenges to the validity of its SB 9 project regulations by ensuring alignment with current State Law. Furthermore, the proposed regulations aim to maintain as much local control as possible within the confines of State Law. Failure to adopt an ordinance in accordance with State Law may limit the local

jurisdiction to applying only general standards outlined in State Law without local refinements.

#### Proposed Zone Text Amendment (ZTA)

The proposed ZTA introduces one (1) new section (Urban Lot Splits) to be codified in Title 15 (Land Use), Chapter 154 (Subdivision), and one (1) new section (Second Single Family Dwellings) to be codified in Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code. These sections would establish objective standards to regulate SB 9 projects and maintain as much local control as permitted under State Law:

1. **Standards Regulating SB 9 – Urban Lot Splits:** This section outlines objective subdivision standards applicable to all lots subdivided through an SB 9 – Urban Lot Split when a single-family zoned lot meets the necessary requirements for subdivision.
2. **Standards Regulating SB 9 – Second Single Family Dwellings:** This section specifies objective development standards for the construction of a second single-family home on a single-family zoned lot meeting the applicable criteria under State Law.

The full detailed ZTA can be found within Ordinance No. 1136 attached to this report (Attachment D).

#### **ENVIRONMENTAL**

Pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9 – Second Single-Family Dwellings and Urban Lot Splits is not a “project” subject to the requirements of the California Environmental Quality Act (CEQA). The ZTA implements California Government Code Sections 66411.7 and 65852.21 within the City of Santa Fe Springs in a manner that is consistent with the requirements of SB 9. As such, the proposed ZTA and Ordinance are exempt from CEQA.

#### **DISCUSSION**

The proposed ZTA, which involves adding one (1) new section to be codified in Title 15 (Land Use), Chapter 154 (Subdivision), and one (1) new section to be codified in Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, is mandated by State Statute. This hearing provides an opportunity for the community and interested parties to offer their comments on the proposed amendments. It is worth noting that during the Planning Commission meeting on February 28, 2024, no comments were received from the community or interested parties.

**LEGAL NOTICE OF PUBLIC HEARING**

Legal notice was posted at Santa Fe Springs City Hall, the City’s Town Center Kiosk, the City’s Library, and also published in a newspaper of general circulation (Whittier Daily News) on March 19, 2024, as required by the State Zoning and Development Laws. As of the date of this report, staff has not received any further inquiry regarding the proposed project.

**SUMMARY**

Staff and the Planning Commission are therefore recommending that the City Council approve and adopt Ordinance No. 1136 to effectuate the proposed amendments to the text of the City’s Municipal Code and determined that the proposed ZTA is exempt from the California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(j) and 66411.7(n).

**ATTACHMENT(S):**

- A. Public Hearing Notice
- B. February 28, 2024 Planning Commission Staff Report
- C. Planning Commission Resolution No. 258-2024
- D. Ordinance No. 1136

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

## Attachment A - Public Hearing Notice

# Whittier Daily News

Local. News. Matters.  
whittierdailynews.com

181 W. Huntington Drive Suite#209  
Monrovia, California 91016  
(626) 544-0885  
ealmeida@scng.com

City of Santa Fe Springs  
Attn: Linda Guerrero  
Santa Fe Springs, California 90670

Account Number:	5007848
Ad Order Number:	0011653601
Customer's Reference/PO Number:	
Publication:	Whittier Daily News
Publication Dates:	03/07/2024
Total Amount:	\$591.55
Payment Amount:	\$0.00
Amount Due:	\$591.55
Notice ID:	EmyEqTSAr9cfXDlu9U92
Invoice Text:	<p>CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING Zone Text Amendment ("zta") to amend Chapter 154 (Subdivisions) for an urban lot split and Chapter 155 (Zoning) for the creation of two (2) residential units per lot, of the Santa Fe Springs Municipal Code, all pursuant to Senate Bill (SB) 9 NOTICE IS HEREBY GIVEN that the City Council of the City of Santa Fe Springs will hold a Public Hearing to consider the following: PROJECT: The City of Santa Fe Springs is proposing a Zone Text Amendment (ZTA) related to Chapter 154 (Subvisions) for an Urban Lot Split and Chapter 155 (Zoning) for the creation of Two (2) Residential Units per lot, of the City's Zoning Ordinance to align it with the State's SB 9 Regulations. CEQA STATUS: Pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9 – Second Single-Family Dwellings and Urban Lot Splits is not a "project" subject to the requirements of the California Environmental Quality Act (CEQA). The ZTA implements California Government Code Sections 66411.7 and 65852.21 within the City of Santa Fe Springs in a manner that is consistent with the requirements of SB 9. As such, the proposed ZTA and Ordinance is exempt from CEQA. PLANNING COMMISSION RECOMENDATION: After receiving the written and oral reports, and public discussions during the Planning Commission meeting on February 28, 2024, the Commissioners voted 4-0, with Commissioner Carbajal absent, to approve and adopt Resolution No. 258-2024. This resolution recommends that the City Council approve and adopt Ordinance No. 1136 to effectuate the proposed amendments to</p>



Whittier Daily News  
181 W. Huntington Drive Suite#209  
Monrovia, California 91016  
(626) 544-0885

**FILE NO. 0011653601  
PROOF OF PUBLICATION  
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA  
County of Los Angeles County**

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of WHITTIER DAILY NEWS, a newspaper of general circulation for the City of Whittier, by the Superior Court of the County of Los Angeles County, State of California, on the date of October 10, 1960, Case Number 369393. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**03/07/2024**

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

Executed at Monrovia, California  
On this 7th day of March, 2024.



Signature

**CITY OF SANTA FE SPRINGS  
NOTICE OF PUBLIC HEARING**  
Zone Text Amendment ("zta") to amend Chapter 154 (Subdivisions) for an urban lot split and Chapter 155 (Zoning) for the creation of two (2) residential units per lot, of the Santa Fe Springs Municipal Code, all pursuant to Senate Bill (SB) 9

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

**PROJECT:** The City of Santa Fe Springs is proposing a Zone Text Amendment (ZTA) related to Chapter 154 (Subdivisions) for an Urban Lot Split and Chapter 155 (Zoning) for the creation of Two (2) Residential Units per lot, of the City's Zoning Ordinance to align it with the State's SB 9 Regulations.

**CEQA STATUS:** Pursuant to California Government Code Sections 65852.21(i) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9 – Second Single-Family Dwellings and Urban Lot Splits is not a "project" subject to the requirements of the California Environmental Quality Act (CEQA). The ZTA implements California Government Code Sections 66411.7 and 65852.21 within the City of Santa Fe Springs in a manner that is consistent with the requirements of SB 9. As such, the proposed ZTA and Ordinance is exempt from CEQA.

**PLANNING COMMISSION RECOMMENDATION:** After receiving the written and oral reports, and public discussions during the Planning Commission meeting on February 28, 2024, the Commissioners voted 4-0, with Commissioner Carbalal absent, to approve and adopt Resolution No. 258-2024. This resolution recommends that the City Council approve and adopt Ordinance No. 1136 to effectuate the proposed amendments to the text of the City's Zoning Ordinance; and determined that the proposed ZTA is exempt from the California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(i) and 66411.7(n).

**Project Location:** All parcels zoned single-family residential within the City of Santa Fe Springs' city boundaries.

**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, March 19, 2024 at 6:00 p.m.**

**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing and express their opinion on the item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk's office, or prior to the Public Hearing.

**PUBLIC COMMENTS** may be submitted in writing to the City Clerk at [CityClerk@santafesprings.org](mailto:CityClerk@santafesprings.org). Please submit your written comments by 12:00 p.m. on the day of the City Council meeting. You may also contact the City Clerk at: (562) 868-0511.

**FURTHER INFORMATION** on this item may be obtained from Jimmy Wong, Associate Planner, via e-mail at: [jimmywong@santafesprings.org](mailto:jimmywong@santafesprings.org) or otherwise by phone at: (562) 868-0511 ext. 7451.

**Whittier Daily News  
Published: 3/7/24**

## Attachment B - February 28, 2024 Planning Commission Staff Report



**CITY OF SANTA FE SPRINGS**

**PLANNING COMMISSION AGENDA STAFF REPORT**

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Acting Director of Planning

**BY:** Jimmy Wong, Associate Planner

**SUBJECT:** PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT ("ZTA") TO AMEND CHAPTER 154 (SUBDIVISIONS) FOR AN URBAN LOT SPLIT AND CHAPTER 155 (ZONING) FOR THE CREATION OF TWO (2) RESIDENTIAL UNITS PER LOT, OF THE SANTA FE SPRINGS MUNICIPAL CODE, ALL PURSUANT TO SENATE BILL 9 AND DETERMINATION THAT THE ACTION IS EXEMPT UNDER CEQA.

**DATE:** February 28, 2024

---

**RECOMMENDATION(S):**

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendments related to urban lot split and the creation of two (2) residential units per lot, and thereafter, close the Public Hearing; and
- 2) Find and determine that the proposed zone text amendments are consistent with the goals, policies, and programs of the City's General Plan; and
- 3) Find and determine that the proposed zone text amendments are consistent with the State's Senate Bill 9; and
- 4) Find and determine that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9; and
- 5) Adopt Resolution No. 258-2024, which incorporates the Planning Commission's

findings and actions regarding this matter; and

- 6) Recommend that the City Council approve and adopt Ordinance No. 1136 to effectuate the proposed amendments to the text of Chapter 154 (Subdivisions) and Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code; and
- 7) Take such additional, related action that may be desirable.

### **FISCAL IMPACT**

Adoption of the proposed Ordinance No. 1136, which implement zoning text amendments to the City's Zoning Ordinance is not expected to have any immediate fiscal impact.

### **BACKGROUND**

On September 16, 2021, the Governor signed Senate Bill 9 (SB 9), known as the California Housing Opportunity and More Efficiency (HOME) Act, into law. SB 9, now codified as California Government Code Sections 66452.6, 65852.21, and 66411.7, went into effect on January 1, 2022. It mandates that local jurisdictions must ministerially approve two-unit residential housing developments and subdivisions (urban lot splits) on single-family residential zoned lots if they meet certain requirements outlined in California Government Code Sections 65852.21 and 66411.7, as well as a local jurisdiction's objective development and subdivision standards.

### **ANALYSIS**

The State has identified the housing shortage as a significant issue statewide. SB 9 represents one of the many approaches the California Legislature has taken to streamline housing production. The proposed ZTA aims to update City procedures and development standards for SB 9 Projects, ensuring consistency with state law. Additionally, it seeks to shield the City from potential legal challenges to the validity of its SB 9 Project regulations by ensuring alignment with current state law. Furthermore, the proposed regulations aim to maintain as much local control as possible within the confines of state law. Failure to adopt an ordinance in accordance with state law may limit the local jurisdiction to applying only general standards outlined in state law without local refinements.

#### **Prohibited Sites.**

SB9 states that sites with the following designations or developed with the following projects are prohibited from implementing either a Two-Unit Development or an Urban Lot Split if the proposed housing development would require demolition or alteration of any of the following types of housing:

- Housing occupied by a tenant within the last 3 years.
- Housing that is subject to a recorded covenant that restricts rent to affordable levels.

- Historic District or historic property listed on the State Historic Resources or designated or listed as a city landmark or historic property pursuant to city ordinance.

Parcel located within the following areas are also prohibited from implementing either a Two-Unit Development or an Urban Lot Split:

- A very high fire hazard severity zone
- A hazardous waste site
- A delineated earthquake fault zone
- A special flood hazard area
- A regulatory floodway
- Lands identified for conservation
- Habitat for protected species
- Lands under a conservation easement

#### Proposed Zone Text Amendment (ZTA)

The proposed ZTA introduces one (1) new section (Urban Lot Splits) to be codified in Title 15 (Land Use), Chapter 154 (Subdivision), and one (1) new section (Second Single Family Dwellings) to be codified in Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code. These sections would establish objective standards to regulate SB 9 Projects and maintain as much local control as permitted under state law:

1. **Standards Regulating SB 9 – Urban Lot Splits:** This section outlines objective subdivision standards applicable to all lots subdivided through an SB 9 – Urban Lot Split when a single-family zoned lot meets the necessary requirements for subdivision.
2. **Standards Regulating SB 9 – Second Single Family Dwellings:** This section specifies objective development standards for the construction of a second single-family home on a single-family zoned lot meeting the applicable criteria under state law.

The following tables identify key standards and compare the general standards for SB9 Projects under state law with the proposed changes to the City Municipal Code for Urban Lot Splits and Two-Unit Developments. The full detailed Zone Text Amendment can be found within Ordinance No. 1136 attached to this report.

URBAN LOT SPLITS		
Criteria	State Law	Proposed Urban Lot Split Code
Number of units per parcel	Two Units	Two units

<b>Owner occupancy</b>	Owner occupancy of 3 years required for Urban Lot Split. Rentals must be greater than 30 days for Urban Lot Splits or Two-Unit Developments.	Same as State Law
<b>Nonconforming conditions</b>	Nonconforming setback may be retained for existing structures or new structures built in same location and dimension for both Urban Lot Splits and Two-Unit Developments. Cannot require nonconformities be corrected.	Same as State Law
<b>Minimum Lot Size</b>	1,200 sq. ft.	Same as State Law
<b>Access</b>	Does not specify	Minimum 10 ft driveway

<b>TWO-UNIT DEVELOPMENTS</b>		
<b>Criteria</b>	<b>State Law (SB 9)</b>	<b>Proposed Two-Unit Development Code</b>
<b>Number of units per parcel</b>	Two Units	Two Units and units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, and junior accessory dwelling units
<b>Minimum unit size:</b>	Does not specify	Same as State Law
<b>Maximum unit size – attached or detached</b>	Allow at least 800 sq. ft.	Underlying zone but cannot prevent unit of at least 800 sq. ft.
<b>Maximum number of bedrooms</b>	Does not specify	Same as State Law
<b>Maximum Height</b>	Does not specify	Underlying zone
<b>Setback</b>	Does not specify for front setback, four feet for side and rear setback.	Front setback based on underlying zone with four foot side and rear setback
<b>Parking</b>	Cannot impose more than one parking per SB 9	Minimum one parking per SB 9 created

<b>Rental</b>	Rentals must be greater than 30 days for Urban Lot Splits or Two-Unit Developments	Same as State Law
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## **GENERAL PLAN CONSISTENCY**

In accordance with California Government Code Section 65860, the proposed ZTA and associated Ordinance have been determined to be consistent with the City of Santa Fe Springs General Plan and are compatible with the goals, objectives, policies, general land uses and programs specified therein, and more specifically, the Housing Element as described below.

General Plan Element	Policy	General Plan Consistency
<b>Housing</b>	<u>Policy H-1.5: Alleviate Overcrowding Conditions.</u> Assist in alleviating unit overcrowding by facilitating the development of accessory dwelling units and home additions and improvements to existing homes.	The proposed Zone Text Amendment will allow for additional unit to be constructed within single-family zone, which currently only allow for one primarily housing unit per lot. It will assist in alleviating unit overcrowding by facilitating additional housing.
	<u>H-2.5: In-Fill Housing.</u> Encourage infill housing development that is compatible in character with established residential neighborhoods.	The proposed Zone Text Amendment will permit additional units to be constructed within single-family zones, which currently allow only one primary housing unit per lot. The proposed ordinance aims to facilitate the infill of additional residential units within existing single-family zones. Additionally, any new units created through "Urban Lot Split" or "Two-Unit Developments" will be required to meet the standards and character of the underlying zone.



	<p><u>Policy H-5.3 Housing Legislation.</u> Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.</p>	<p>The proposed ZTA aims to update City procedures and development standards for SB 9 Projects, ensuring consistency with state law.</p>
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## **ENVIRONMENTAL**

Pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9 – Second Single-Family Dwellings and Urban Lot Splits is not a “project” subject to the requirements of the California Environmental Quality Act (CEQA). The ZTA implements California Government Code Sections 66411.7 and 65852.21 within the City of Santa Fe Springs in a manner that is consistent with the requirements of SB 9. As such, the proposed ZTA and Ordinance is exempt from CEQA.

## **DISCUSSION**

### **Authority of the Planning Commission**

The Planning Commission hearing to consider the proposed Zone Text Amendment, which entails adding one (1) new section to be codified in Title 15 (Land Use), Chapter 154 (Subdivision), and one (1) new section to be codified in Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, is mandated by State Statute. This hearing provides an opportunity for the community and interested parties to offer their comments regarding the proposed amendments. Furthermore, as this involves an amendment to the City’s Municipal Code, the Planning Commission’s recommendations will be forwarded to the City Council for their consideration at a subsequent public hearing, tentatively scheduled for March 19, 2024.

## **SUMMARY**

### **Public Notification**

This matter was scheduled for a Public Hearing in compliance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning, and Development Laws, and the provisions of Sections 155.860 through 155.864 of the City’s Municipal Code.

The legal notice was posted at Santa Fe Springs City Hall, the City’s Town Center Kiosk, and the City’s Library. Additionally, it was published in a newspaper of general circulation (Whittier Daily News) on February 16, 2024, as mandated by the State Zoning and



Development Laws. As of the date of this report, staff has not received any further inquiries regarding the proposed zone text amendments.

**ATTACHMENT(S):**

- A. Attachment A – Public Hearing Notice
- B. Attachment B – Resolution No. 258-2024
- C. Attachment C – Proposed Zone Text Amendment
- D. Attachment D – Draft Ordinance No. 1136

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

Attachment C - Planning Commission Resolution No. 258-2024

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 258-2024**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT ZONE TEXT AMENDMENT TO AMEND CHAPTER 154 (SUBDIVISIONS) FOR AN URBAN LOT SPLIT AND CHAPTER 155 (ZONING) FOR THE CREATION OF TWO (2) RESIDENTIAL UNITS PER LOT, OF THE SANTA FE SPRINGS MUNICIPAL CODE, ALL PURSUANT TO SENATE BILL 9 AND DETERMINE THIS ACTION IS EXEMPT UNDER CEQA**

WHEREAS, the Governor signed Senate Bill 9 (SB 9), known as the California Housing Opportunity and More Efficiency (HOME) Act, into law. SB 9, now codified as California Government Code Sections 66452.6, 65852.21, and 66411.7, went into effect on January 1, 2022; and

WHEREAS, pursuant to Government Code Section 65852.21, if a local ordinance conflicts with state law, state law supersedes the conflicting local ordinance; and

WHEREAS, the City has prepared a Zone Text Amendment to the City's Zoning Ordinance, as codified in Title 15 (Land Use), Chapter 154 (Subdivision) and Chapter 155 (Zoning) to implement SB 9; and

WHEREAS, pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the California Environmental Quality Act (CEQA) does not apply to the adoption of an ordinance by a city or county to implement the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9; and

WHEREAS, on February 16, 2024, 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; and

WHEREAS, on February 15, 2024, a public hearing notice was also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the City's Library; and

WHEREAS, on February 28, 2024, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing concerning the aforementioned amendments to the text of the Santa Fe Springs Municipal Code; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, the testimony, written comments, and other materials presented at the public hearing on February 28, 2024.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION I: The Planning Commission recommends that the following findings be made by the City Council regarding the Zone Text Amendment:

1. The above recitals are true and correct and are a substantial part of this Resolution.
2. The Exhibit attached to this Resolution is incorporated by reference and made a part of this Resolution.
3. The proposed Zone Text Amendment meets or exceeds the minimum provisions outlined in Senate Bill 9 (SB 9).
4. The proposed Zone Text Amendment is consistent with the Santa Fe Springs General Plan.
5. That pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9 is exempt from California Environmental Quality Act (CEQA).
6. That the Planning Commission recommends that the City Council approve and adopt Ordinance No. 1136, amending the text of Chapter 154 (Subdivision) and Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code.

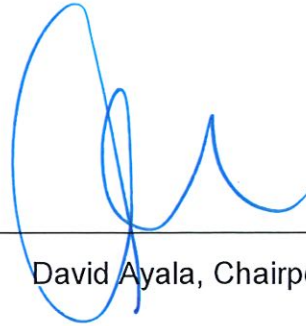
SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9 – Second Single-Family Dwellings and Urban Lot Splits is not a “project” subject to the requirements of the California Environmental Quality Act (CEQA). The ZTA implements California Government Code Sections 66411.7 and 65852.21 within the City of Santa Fe Springs in a manner that is consistent with the requirements of SB 9. As such, the proposed ZTA and Ordinance is exempt from CEQA.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 258-2024 to determine that the Zoning Text Amendment is exempt pursuant to the PRC Section 21080.17, and to recommend that the City Council adopt Ordinance No. 1136 amending Title 15 (Land Use), Chapter 154 (Subdivision) and Chapter 155 (Zoning); of the Santa Fe Springs Municipal Code.

ADOPTED and APPROVED this 28th day of February 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.



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David Ayala, Chairperson

ATTEST:



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Teresa Cavallo, Planning Commission Secretary

Exhibit A – Ordinance No. 1136

Attachment D - Ordinance No. 1136

## ORDINANCE NO. 1136

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, AMENDING CHAPTER 154 (SUBDIVISIONS) FOR AN URBAN LOT SPLIT AND CHAPTER 155 (ZONING) FOR THE CREATION OF TWO (2) RESIDENTIAL UNITS PER LOT, OF THE SANTA FE SPRINGS MUNICIPAL CODE, ALL PURSUANT TO SENATE BILL 9**

**WHEREAS**, on September 16, 2021, Governor Gavin Newsom signed Senate Bill 9 (SB 9) which provided for the creation of two residential units per lot and an urban lot split of an existing single-family lot; and

**WHEREAS**, SB 9 requires local agencies to ministerially approve housing development containing no more than two residential units per lot and ministerially approve an urban lot split creating two residential units; and

**WHEREAS**, SB 9 took effect on January 1, 2022; and

**WHEREAS**, State Law authorizes cities to adopt objective zoning, subdivision, and design review standards to SB 9 created units, and absent such standards, the City would be required to approve developments that do not otherwise meet standards consistent with other developments in Santa Fe Springs; and

**WHEREAS**, this Ordinance sets forth objective zoning, subdivision, and design review standards that are consistent with SB 9.

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

**SECTION I.** Title 15 (Land Use), Chapter 154 (Subdivision) of the Santa Fe Springs Municipal Code is hereby amended by adding Section 154.20 as follows:

#### **Section 154.20 Parcel Maps for Urban Lot Splits.**

(A) Definitions. For purposes of this section, the following definition shall apply:

(1) "Urban lot split" means a lot split of a single-family residential lot into two parcels that meets the requirements of this section.

(B) An application for an urban lot split shall include all the information required by the Subdivision Map Act as well as this chapter. The city shall ministerially approve a parcel map for a lot split that meets the following requirements:

(1) The parcel is located within a single-family residential zone.



- (2) The parcel map divides 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.
- (3) Both newly created parcels are no smaller than 1,200 square feet.
- (4) The parcel is not located in any of the following areas and does not fall within any of the following categories:
  - (a) A historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.
  - (b) A very high fire hazard severity zone as further defined in Section 65913.4(a)(6)(D) of the Government Code. This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to Section 51179(b) of the Government Code, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
  - (c) A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
  - (d) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.
  - (e) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with



any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

- (i) The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or
    - (ii) The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Section 65913.4(a)(6)(G)(ii) of the Government Code.
  - (f) A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.
  - (g) Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Section 65913.4(a)(6)(I) of the Government Code.
  - (h) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. § 1531 *et seq.*), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
  - (i) Lands under a conservation easement.
- (5) The proposed lot split 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 by the city;
  - (c) A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 *et seq.* to withdraw accommodations from rent or lease within 15 years before the date of the application; or
  - (d) Housing that has been occupied by a tenant in the last three years.
- (6) The lot split does not create more than two units on a parcel, including any accessory dwelling units or junior accessory dwelling units.
- (C) Standards and Requirements. The following requirements shall apply:
  - (1) The lot split conforms to all applicable objective requirements of the Subdivision Map Act and this chapter, except as the modified by this section.
  - (2) No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
  - (3) Except for those circumstances described in section C(2) above, the setback for side and rear lot lines shall be a minimum of four feet. The front setback shall be as set forth in the single-family residential zone.
  - (4) The applicant shall provide easements for the provision of public services and facilities as required.
  - (5) All lots shall have a minimum street frontage of ten feet to provide for vehicular access.
  - (6) A minimum of one off-street parking space per unit shall be provided, except that no off-street parking shall be required in either of the following circumstances:
    - (a) The subject parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Section 21155(b) of the Public Resources Code or a major transit stop as defined in Section 21064.3 of the Public Resources Code; or

- (b) There is a car share vehicle located within one block of the subject parcel.
- (7) Each resulting lot (properties) must adjoin the public right-of-way (street or alley) or have vehicular access to the public right of way through a fee interest or perpetual access easement.
- (8) Driveway locations are subject to Public Works standards and requirements in place at the time of the application. All driveways shall comply with the driveway development standards set forth in Chapter 155 of this code.
- (9) Properties must have an approved route for firefighter access and hose pull to all existing or potential structures within 150 feet of the fire apparatus. All properties shall comply with all fire protection requirements set forth in the California Fire Code and Chapter 93 of this code.
- (10) Each resulting lot (properties) must have dedicated wet (water, sewer, storm drain) and dry (gas and electric) utilities which shall meet the following standards:
  - (a) Location and size shall be determined in accordance with city standards.
  - (b) Water shall include domestic, irrigation, and fire water systems.
  - (c) Property shall be responsible to install new or upsized connections to city facilities in accordance with city standards.
  - (d) Unused connections shall be abandoned per city standards.
- (D) The city shall not require or deny an application based on any of the following:
  - (1) The city shall not require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map.
  - (2) The city shall not impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.
  - (3) The city shall not require the correction of nonconforming zoning provisions as a condition for the lot split.
  - (4) The city shall not deny an application solely because it proposes adjacent or connected structure provided that all building code safety standards are met and they are sufficient to allow a separate conveyance.

- (E) An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the City Attorney's office to be recorded against the property stating the following:
- (1) That applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval. This requirement does not apply when the applicant is a "community land trust" or a "qualified nonprofit corporation" as the same are defined in the Revenue and Taxation Code.
  - (2) That the uses shall be limited to residential uses.
  - (3) That any rental of any unit created by the lot split shall be for a minimum of thirty-one days.
  - (4) That prohibits the separate fee interest conveyance of any unit on the parcel.
  - (5) That the parcel is formed by an urban lot split and is subject to the city's urban lot split regulations, including all applicable limits on dwelling size and development.
- (F) The city may deny the lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Section 65589.5(d)(2) of the Government Code, upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- (G) An applicant cannot avail itself of this section if:
- (1) The parcel has been previously established through the prior exercise of an urban lot split pursuant to State Law or this section; or
  - (2) Any parcel where the owner of the parcel being subdivided or any person acting in concert with the owner has previously subdivided an adjacent parcel in accordance with this section. For purposes of this section, it will be assumed that where a lot owner purchased the property from an adjacent owner who subdivided his property pursuant to this division within five years of the lot split, the owner is acting in concert with the then owner of the adjacent lot. However, acting in concert is not limited to this situation, but may also apply on a case-by-case basis.

(H) The maximum number of units to be allowed on each new parcels is two, including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, and junior accessory dwelling units.

(I) The provisions of this section supersede any contrary provisions of the Chapter 155 of this code to the contrary.

**SECTION 2.** Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code is hereby amended by adding Section 155.660 as follows:

**Section 155.660 Two-Unit Housing Development**

(A) For purposes of this section, the following definition shall apply:

“Housing development” shall mean no more than two residential units within a single-family zone that meets the requirements of this section. The two units may consist of two new units or one new unit and one existing unit.

(B) The city shall ministerially approve a housing development if it meets the following requirements:

(1) The parcel is located within a single-family residential zone.

(2) The parcel is not located in any of the following areas and does not fall within any of the following categories:

(a) A historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.

(b) A very high fire hazard severity zone as further defined in Section 65913.4(a)(6)(D) of the Government Code. This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to Section 51179(b) of the Government Code, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

(c) A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

- (d) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.
- (e) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:
  - (i) The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or
  - (ii) The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Section 65913.4(a)(6)(G)(ii) of the Government Code.
- (f) A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.
- (g) Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Section 65913.4(a)(6)(I) of the Government Code

- (h) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. § 1531 *et seq.*), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
    - (i) Lands under a conservation easement.
  - (3) 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 by the city;
    - (c) A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 *et seq.* to withdraw accommodations from rent or lease within 15 years before the date of the application; or
    - (d) Housing that has been occupied by a tenant in the last three years.
- (C) Standards and Requirements. The following requirements shall apply in addition to all other objective standards pertaining to the single-family residential zone:
  - (1) No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
  - (2) Except for those circumstances described in section C.1 above, the setback for side and rear lot lines shall be a minimum of four feet. The front setback shall be as set forth in the single-family residential zone.
  - (3) The applicant shall provide easements for the provision of public services and facilities as required.

- (4) All lots shall have a minimum street frontage of ten feet to provide for vehicular access and shall comply with the driveway requirement of Chapter 155 of this code.
- (5) A minimum of one off-street parking space per unit and follow the standards in Chapter 155, unless they conflict, in which case state law shall prevail. Notwithstanding the above, no parking requirements shall be imposed in either of the following circumstances:
  - (a) The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Section 21155(b) of the Public Resources Code or a major transit stop as defined in Section 21064.3 of the Public Resources Code; or
  - (b) There is a car share vehicle located within one block of the parcel.
- (6) For residential units connected to an onsite wastewater treatment system (septic tank), the applicant shall provide a percolation test completed within the last 5 years, or if the percolation test has been recertified, within the last 10 years, which shows that the system meets acceptable infiltration rates.
- (7) The maximum height of the structures shall be the same as set forth in the single-family zone.
- (8) Maximum lot coverage shall be the same as set forth in the single-family residential zone, so long as it does not prevent the construction of two 800 square foot units.
- (9) The maximum number of units on a lot pursuant to this section is two plus any ADU and/or JADU that must be allowed under State law. Notwithstanding, if this section is used in conjunction with Section 154.20, Urban Lot Split, the total number of units on the parcel shall be limited to two, including any ADU or JADU.
- (10) Driveway locations are subject to Public Works standards and requirements in place at the time of the application. All driveways shall comply with the driveway development standards set forth in Section 155 of this code.
- (11) Developments must have an approved route for firefighter access and hose pull to all existing or potential structures within 150 feet of the fire apparatus. All developments shall comply with all fire protection requirements set forth in the California Fire Code and Chapter 93 of this code.



- (12) Each unit must have dedicated wet (water, sewer, storm drain) and dry (gas and electric) utilities which shall meet the following standards:
  - (a) Location and size shall be determined in accordance with city standards.
  - (b) Water shall include domestic, irrigation, and fire water systems.
  - (c) Property shall be responsible to install new or upsized connections to city facilities in accordance with city standards.
  - (d) Unused connections shall be abandoned per city standard.
- (13) Water heaters (including tank less) and laundry facilities (washer and dryer), when installed on the exterior of structure must not be installed on any street facing elevation.
- (14) HVAC units must not be installed on any street facing elevation.
- (15) All developments shall comply with the single-family residential zone landscape provisions of this code.
- (16) All developments shall comply with the single-family residential zone open space provisions of this code, to the extent that it does not prevent two primary dwelling units on the subject property of 800 sq. ft. each.
- (D) The city shall not require or deny an application based on any of the following:
  - (1) The city shall not impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.
  - (2) The city shall not deny an application solely because it proposes adjacent or connected structure provided that all building code safety standards are met and they are sufficient to allow a separate conveyance.
- (E) An applicant for a two—unit housing development shall be required to sign an affidavit in a form approved by the City Attorney’s office to be recorded against the property stating the following:
  - (1) That the uses shall be limited to residential uses.
  - (2) That the rental of any unit created pursuant to this section shall be for a minimum of thirty-one days.

- (F) The city may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Section 65589.5(d)(2) of the Government Code, upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- (G) The provisions of this section supersede any contrary provisions in Chapter 155 of this code to the contrary.

**SECTION 3.** Pursuant to Government Code sections 65852.21(j) and 66411.7(n) the code amendments implementing SB9 are not considered a project under CEQA.

**SECTION 4.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one (1) or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective, provided the basic purposes of this Ordinance and the benefits to the City and the public are not substantially impaired.

**SECTION 5.** 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 \_\_\_\_\_, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

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Jay Sarno, Mayor

ATTEST:

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Fernando N. Muñoz, Deputy City Clerk



**CITY OF SANTA FE SPRINGS  
JOINT REPORT**

**CITY COUNCIL AGENDA STAFF REPORT  
SUCCESSOR AGENCY AGENDA STAFF REPORT**

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

**FROM:** René Bobadilla, P.E., City Manager/Executive Director

**BY:** Cuong H. Nguyen, Acting Director of Planning

**SUBJECT: RESOLUTION NOS. SA-2024-002 & 9902 – DECLARATION OF SURPLUS PROPERTY– EIGHT (8) PARCELS (APNS: 8011-018-900, 901, 902, 903, 904, 905, 906, AND 8011-019-911), LOCATED AT THE SOUTHEAST CORNER OF BLOOMFIELD AVENUE AND TELEGRAPH ROAD; AND TWENTY-EIGHT (28) PARCELS (APNS: 8011-002-901, 902 & 903, AND 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), LOCATED ALONG THE NORTH SIDE OF TELEGRAPH ROAD WITH ADDITIONAL FRONTAGE ON ROMANDEL AVENUE, IN THE CITY OF SANTA FE SPRINGS, AND FINDING THE ACTIONS EXEMPT FROM CEQA**

**DATE:** March 19, 2024

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**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Find that the declaration of City-owned land is exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3) (General Rule Common Sense Exemption) and Section 15312, Class 12 (Surplus Government Property Sales); and
- 2) Adopt Resolution No. 9902, declaring those certain real properties owned by the City as surplus land and no longer necessary for City's use; and owned by the city as surplus land and not necessary for public city's use pursuant to AB 14865 (Surplus Land Act); and
- 3) Take such additional, related action that may be desirable.

It is recommended that the Successor Agency:

- 1) Find that the declaration of Successor-owned land is exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3) (General Rule Common Sense Exemption) and Section 15312, Class 12 (Surplus Government Property Sales); and
- 2) Adopt Resolution No. SA 2024-02, declaring those certain real properties owned by the Successor as surplus land and no longer necessary for its use; and
- 3) Take such additional, related action that may be desirable.

### **FISCAL IMPACT**

The cost of compliance with the Surplus Land Act is not currently known. As required by HCD, the City must notice the available surplus land through an online portal on the HCD website. The cost to notify local public agencies is minimal. However, depending on the number of responses to the notice of availability, City staff and consultants may need to spend multiple hours possibly negotiating with multiple entities.

### **BACKGROUND**

The Surplus Land Act (“Act”) of California (Government Code Section 54220 et seq.) requires that an agency must declare the real property to be “surplus land” or “exempt status land” before it can take any action) to dispose of the property. Agencies are also prohibited from negotiating any disposition of the property prior to compliance with the procedural requirements of the Act.

With the dissolution of redevelopment agencies in the state under ABX1 26, and as subsequently amended by AB 1484, SB 341, and SB 107 (collectively “Dissolution Act”), former agencies were required to prepare a Long Range Property Management Plan (“LRPMP”) for the disposition of agency properties. The City of Santa Fe Springs’s Community Development Commission (CDC) prepared a LRPMP, which was approved by the State Department of Finance.

In accordance with Government Code Section 65402, before an agency disposes of property, the Planning Commission must ascertain that the disposition aligns with the City’s adopted General Plan. On February 28, 2024, the Planning Commission adopted and approved Resolution 257-2024, which determined that the disposition the properties herein conforms to the City of Santa Fe Springs General Plan.

### **ANALYSIS**

N/A

### **ENVIRONMENTAL**

The City has determined that designation of this property as surplus are exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule Common Sense Exemption) and Section 15312, Class 12 (Surplus Government Property Sales). The declaration of surplus land and the sale of government surplus property that will not result in significant changes to the environment.

## **DISCUSSION**

Under the LRPMP, the CDC is the owner of the properties that are discussed below. The LRPMP also indicates that the City owns several of the properties through a conveyance from the CDC on Marcy 16, 2011. However, since the conveyance for former CDC properties during the initial period of the Dissolution Act, we are treating those properties as owned by both the CDC and the City.

### **MC&C III**

The 10.8-acre site comprises eight (8) existing parcels (APN #8011-018-900, 901, 902, 903, 904, 905, 906, and 8011-019-911) and does not have an assigned address. It is situated on the southeast corner of Telegraph Road and Bloomfield Avenue (see Attachment A). The site, designated as Mixed-Use in both General Plan land use and zoning, was acquired by the CDC in stages from 1994 to 2007 for development purposes. The LRPMP has it listed these properties as future development.

### **MC&C IV**

The 8.68-acre site consists of twenty-eight (28) existing parcels (APNs: 8011-002-901, 902 & 903, and 8011-003-955 to 979) and does not have an assigned address. It spans approximately 8.68 acres and is situated along the north side of Telegraph Road with additional frontage on Romandel Avenue (see Attachment B). Currently designated for Industrial land use in the General Plan and zoned as M-2 (Heavy Manufacturing), the entire site is home to several active oil wells.

On-site, there are various existing improvements including utility lines, transformers, oil pumpjacks, pipes, fences, and electrical equipment. The subject site was originally acquired on Dec. 28, 1989, sold to the CDC on June 23, 1994, and subsequently transferred twenty-five of the parcels to the City on March 16, 2011. The LRPMP has listed these properties as future development.

## **SUMMARY**

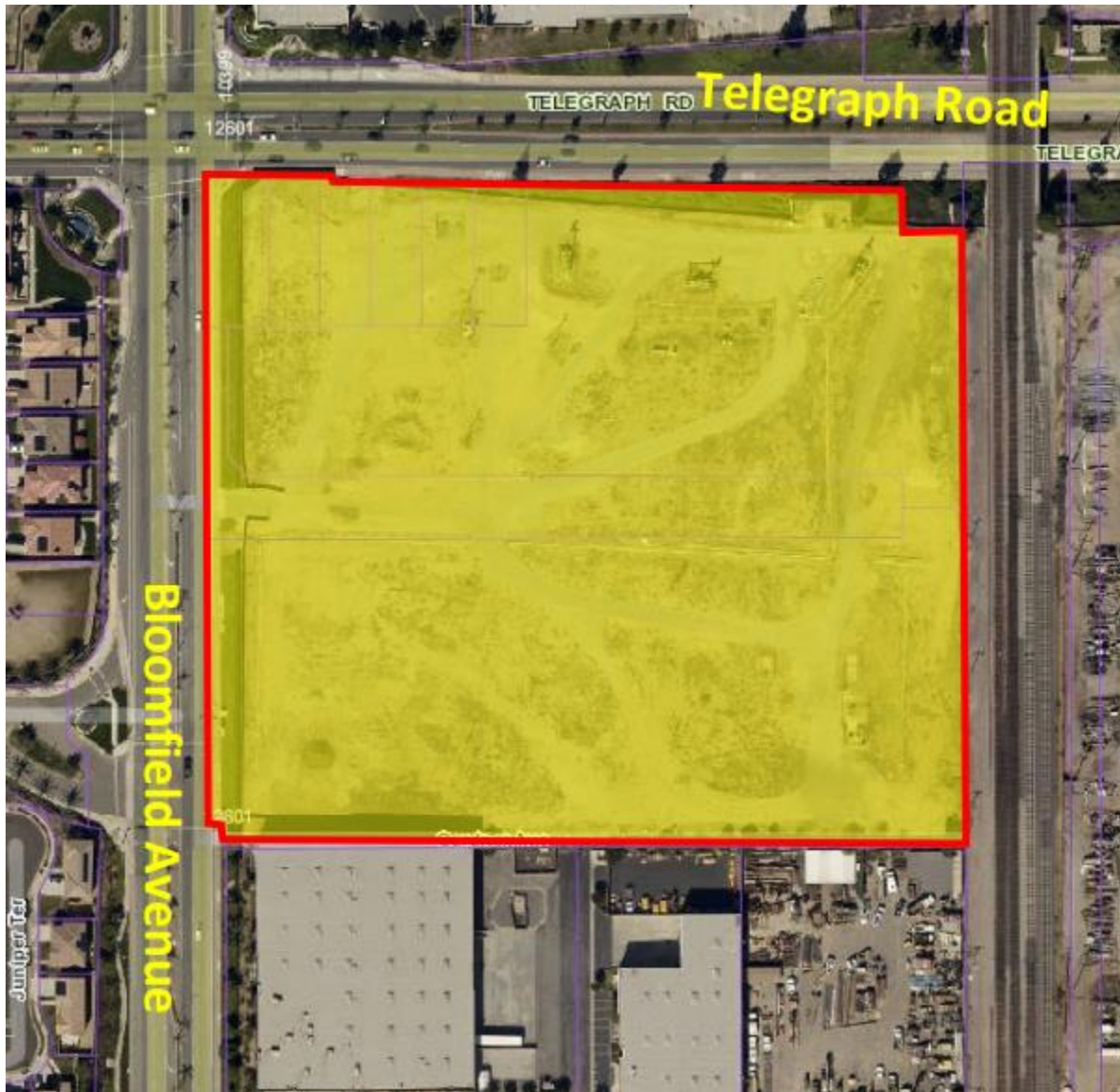
Pursuant to the provisions of the Act, the City and the Successor Agency are required to first declare the available land as surplus and offer such surplus land to various entities including housing sponsors and other public agencies for the development of affordable housing, parks, or open space before the City can privately negotiate any disposition of dispose of the land, either for sale or for lease. The action today will start that process.

**ATTACHMENT(S):**

- A. MC&C III Aerial
- B. MC&C IV Aerial
- C. Resolution No. SA-2024-002
- D. Resolution No. 9902

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

Attachment A - MC&C III Site Aerial





Attachment B - MC&C IV Site Aerial



## Attachment C – Reso SA-2024-002

## **RESOLUTION NO. SA-2024-002**

**A RESOLUTION OF THE SUCCESSOR AGENCY OF THE CITY OF SANTA FE SPRINGS DECLARING THE EIGHT (8) PARCELS (APNS: 8011-018-900, 901, 902, 903, 904, 905, 906, AND 8011-019-911), LOCATED AT THE SOUTHEAST CORNER OF BLOOMFIELD AVENUE AND TELEGRAPH ROAD, AND THE TWENTY-EIGHT (28) PARCELS (APNS: 8011-002-901, 902 & 903, AND 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979) LOCATED ALONG THE NORTH SIDE OF TELEGRAPH ROAD WITH ADDITIONAL FRONTAGE ON ROMANDEL AVENUE, ALL IN THE CITY OF SANTA FE SPRINGS, AS SURPLUS PROPERTY**

WHEREAS, pursuant to ABX 1 26, and as subsequently amended by AB 1484, SB 341, and SB 107 (collectively "Dissolution Act"), the former City of Santa Fe Springs's Community Development Commission (CDC) was dissolved as of February 1, 2012, and the City of Santa Fe Springs elected to serve as Successor Agency to the former CDC; and

WHEREAS, the CDC is the owner of those certain real properties depicted in Exhibits "A" and "B" attached hereto and made a part of hereof by reference (collectively "Properties"); and

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

WHEREAS, the LRPMP included the Properties for future development; and

WHEREAS, pursuant to the Disposition Act, the Properties are required to be sold and proceeds distributed to the various taxing agencies; and

WHEREAS, under the Surplus Property Land Act, Government Code Sections 54220-54233 ("Act"), surplus land is defined as land owned by an agency for which the agency takes formal action in a regular public meeting declaring the land as surplus and not necessary for its use; and

WHEREAS, the CDC is subject to the provisions of the Act; and

WHEREAS, on February 28, 2024, the City's Planning Commission adopted and approved Resolution No. 257-2024, determining that the disposition of the Properties conforms to the City of Santa Fe Springs General Plan; and

WHEREAS, the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) (General Rule Common Sense Exemption) and Section 15312, Class 12 (Surplus Government Property Sales); and

WHEREAS, the Successor Agency desires to declare the Properties as surplus land and no longer necessary for its use.

NOW, THEREFORE, the Successor Agency of the City of Santa Fe Springs does hereby resolve as follows:

SECTION 1. The foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. The eight (8) parcels (APN #8011-018-900 to 906, and 8011-019-911), located on the southeast corner of Telegraph Road and Bloomfield Avenue, are designated as Mixed-Use in both the General Plan and zoning. The twenty-eight (28) parcels (APNs: 8011-002-901, 902 & 903, and 8011-003-955 to 979), located along the north side of Telegraph Road with additional frontage on Romandel Avenue, are designated as industrial land use in the General Plan and zoned as M-2 (Heavy Manufacturing). The Properties are currently undeveloped with active oil wells. The City Council finds and determines that the public interest is best served by the disposal of the Property and as such hereby declares that the Properties are no longer necessary for the Successor Agency's use, are being disposed of pursuant to the LRPMP, and are therefore surplus.

SECTION 3. The designation of the Properties as surplus are exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule Common Sense Exemption) and Section 15312, Class 12 (Surplus Government Property Sales). This action constitutes an administrative activity and the sale of government surplus property that will not result in significant changes to the environment.

SECTION 4. The officers and staff of the CDC are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution in accordance with the requirements of the Act.

SECTION 5. This resolution shall take effect immediately upon its passage.

APPROVED AND ADOPTED by the Successor Agency, at a regular meeting held this 19<sup>th</sup> day of March 2024 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Jay Sarno, Successor Agency Chair

ATTEST:

---

Fernando N. Muñoz, CMC,  
Deputy Successor Agency Clerk

Exhibits A – MC&C III Site Ariel  
Exhibits B – MC&C IV Site Ariel

Exhibits A – MC&C III Site Ariel





Exhibits B – MC&C IV Site Ariel



**APPROVED:**  
**ITEM NO.:**

Attachment D - Resolution No. 9902



## **RESOLUTION NO. 9902**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DECLARING TWENTY-FIVE (25) PARCELS (APNS: 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), LOCATED ALONG THE NORTH SIDE OF TELEGRAPH ROAD WITH ADDITIONAL FRONTAGE ON ROMANDEL AVENUE, IN THE CITY OF SANTA FE SPRINGS, AS SURPLUS PROPERTY**

WHEREAS, the City of Santa Fe Springs's Community Development Commission (CDC) maybe the owner of those certain real properties depicted in Exhibit "A" attached hereto and made a part of hereof by reference (collectively "Properties"); and

WHEREAS, pursuant to ABX1 26, and as subsequently amended by AB 1484, SB 341, and SB 107 (collectively "Dissolution Act"), the CDC prepared a Long Range Property Management Plan ("LRPMP") which was approved by the State of California Department of Finance; and

WHEREAS, the LRPMP included the Properties for future development; and

WHEREAS, pursuant to the Disposition Act, the Properties are required to be sold and proceeds distributed to the various taxing agencies; and

WHEREAS, the LRPMP references that the City of Santa Fe Springs ("City") may be the owner of the Properties pursuant to a conveyance from the CDC on March 16, 2011;

WHEREAS, under the Surplus Property Land Act, Government Code Sections 54220-54233 ("Act"), surplus land is defined as land owned by an agency for which the agency takes formal action in a regular public meeting declaring the land as surplus and not necessary for the its use.

WHEREAS, on February 28, 2024, the City's Planning Commission adopted and approved Resolution 257-2024, determining that the disposition of the Properties conforms to the City's General Plan; and

WHEREAS, the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) (General Rule Common Sense Exemption) and Section 15312, Class 12 (Surplus Government Property Sales); and

WHEREAS, the City Council desires to declare the Properties as surplus land and no longer necessary for the City's use.

NOW, THEREFORE, the City Council of the City of Santa Fe Springs does hereby resolve as follows:

SECTION I. The foregoing recitals are true and correct and incorporated herein by reference.

SECTION II. The twenty-five (25) existing parcels (APNs: 8011-003-955 to 979), located along the north side of Telegraph Road with additional frontage on Romandel Avenue are designated for Industrial land use in the General Plan and zoned as M-2 (Heavy Manufacturing) The Properties are currently undeveloped with active oil wells. The City Council finds and determines that the public interest is best served by the disposal of the Property and as such hereby declares that the Properties are surplus and no longer necessary for the City's use.

SECTION III. The designation of the Properties as surplus are exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule Common Sense Exemption) and Section 15312, Class 12 (Surplus Government Property Sales). This action constitutes a city administrative activity and the sale of government surplus property that will not result in significant changes to the environment.

SECTION IV. The officers and staff of the City are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution in accordance with the requirements of the.

SECTION V. This resolution shall take effect immediately upon its passage.

APPROVED AND ADOPTED by the City Council of the City of Santa Fe Springs, at a regular meeting held this 19<sup>th</sup> day of March 2024 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Jay Sarno, Mayor

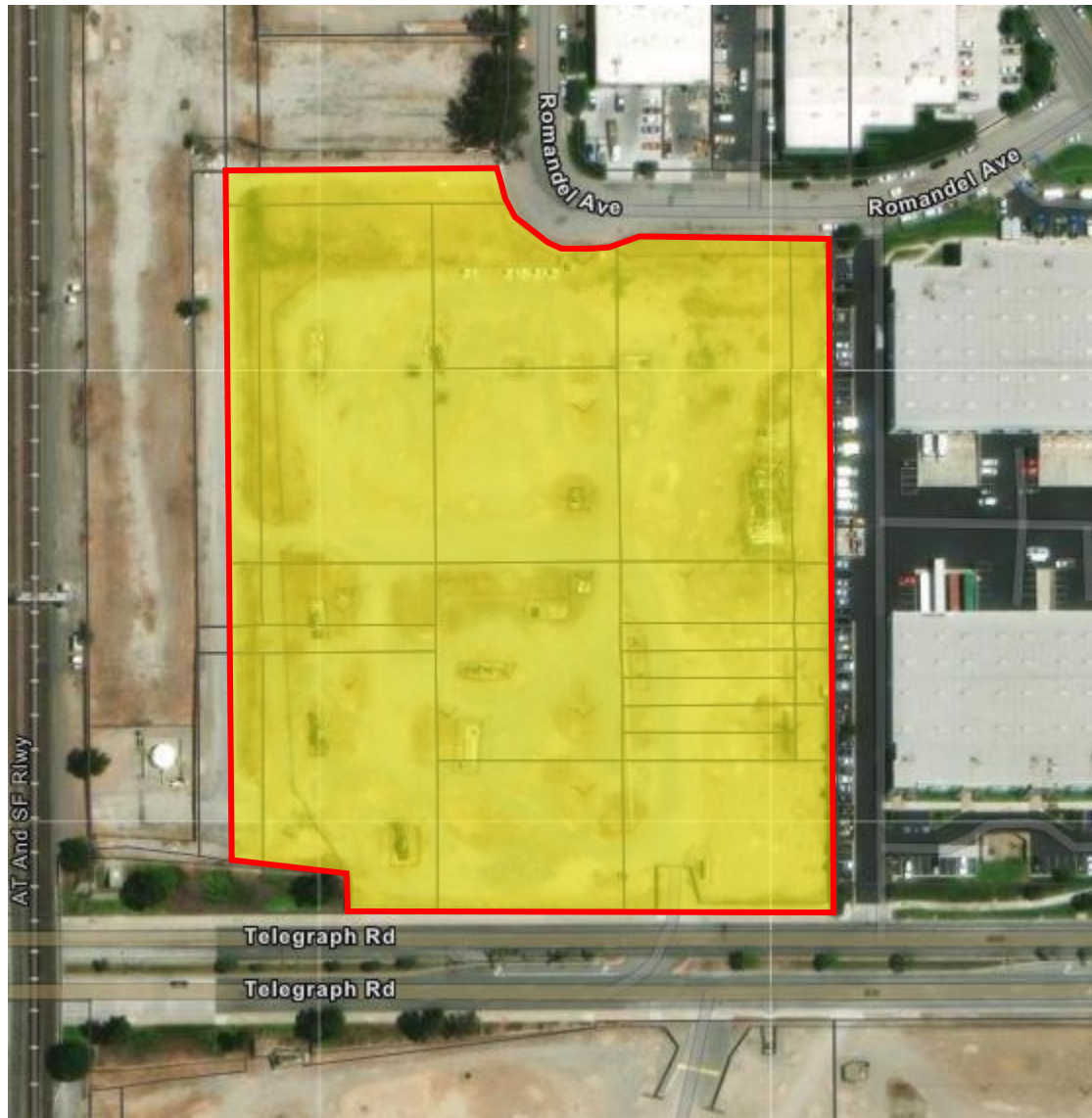
ATTEST:

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Fernando N. Muñoz, CMC, Deputy City Clerk

Exhibit A – MC&C IV Site Aerial

Exhibit A – MC&C IV Site Aerial



**FOR ITEM NO. 6, PLEASE SEE ITEM NO. 13**



**CITY OF SANTA FE SPRINGS**

**PUBLIC FINANCING AUTHORITY AGENDA STAFF REPORT**

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

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

**BY:** Lana Dich, Director of Finance & Administrative Services

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

**DATE:** March 19, 2024

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Receive and file the report.

**FISCAL IMPACT**

None.

**BACKGROUND/DISCUSSION**

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

**Consolidated Redevelopment Project 2006-A Tax Allocation Bonds**

Financing proceeds available for appropriation at 2/29/2024

None

Outstanding principal at 2/29/2024

\$35,908,028

**Bond Repayment**

The former Community Development Commission (CDC) issued a number of tax allocation bonds before it was dissolved by State law effective February 1, 2012 which are administered by the City acting as Successor Agency under the oversight of the appointed Oversight Board. The Successor Agency no longer receives tax increment.

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

Page 2 of 3

Instead, distributions from the Redevelopment Property Tax Trust Fund (RPTTF) are received based on approved obligations. It is anticipated that sufficient allocations from the RPTTF will continue to be made to the Successor Agency to meet ongoing debt service obligations.

Unspent Bond Proceeds

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

2016 Bond Refunding

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

2017 Bond Refunding

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

**ANALYSIS**

The report is presented for informational purposes only.

**ENVIRONMENTAL**

N/A

**SUMMARY/NEXT STEPS**

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

**ATTACHMENT(S):**

None.

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

Page 3 of 3

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



**FOR ITEM NO. 8, PLEASE SEE ITEM NO. 13**



**CITY OF SANTA FE SPRINGS**

**WATER UTILITY AUTHORITY AGENDA STAFF REPORT**

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

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

**BY:** Lana Dich, Director of Finance & Administrative Services

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

**DATE:** March 19, 2024

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Receive and file the report.

**FISCAL IMPACT**

None.

**BACKGROUND/DISCUSSION**

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

Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 2/29/2024	None
Outstanding principal at 2/29/2024	\$6,890,000

Water Revenue Bonds, 2018

Financing proceeds available for appropriation at 2/29/2024	None
Outstanding principal at 2/29/2024	\$610,000

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

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

Page 2 of 2

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

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

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

**ANALYSIS**

The report is presented for informational purposes only.

**ENVIRONMENTAL**

N/A

**SUMMARY/NEXT STEPS**

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

**ATTACHMENT(S):**

None.

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



**CITY OF SANTA FE SPRINGS**

**WATER UTILITY AUTHORITY AGENDA STAFF REPORT**

**TO:** Honorable Chair and Board Members

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

**BY:** James Enriquez, P.E., Director of Public Works / City Engineer

**SUBJECT: STATUS UPDATE OF WATER-RELATED CAPITAL IMPROVEMENT PROJECTS**

**DATE:** March 19, 2024

---

**RECOMMENDATION:**

It is recommended that the Water Utility Authority:

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

**FISCAL IMPACT**

N/A

**BACKGROUND**

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

**ANALYSIS**

N/A

**ENVIRONMENTAL**

N/A

## **DISCUSSION**

### Water Utility SCADA Programming and Maintenance Update

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

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

### Water Well No. 2 Status Update

On July 20, 2021, the City Council approved awarding the contract to General Pump Company Inc. to assess Water Well No. 2. The contractor completed the initial assessment and has submitted to the City their final report, which confirmed one contaminant, and provided two scenarios for treatment. As part of the Water Utilities seven-year Capital Improvement Program to bring City-owned water wells into service, this project moves the City closer to becoming less dependent on imported water supplies.

The City has received one proposal for the engineering design of a temporary water treatment system for Water Well No. 2; the contract for Water Well No. 2 Treatment Engineering and Design was awarded to Hoch Consulting of Oceanside, California. Staff has verified the City's discharge permits and is working with Hoch Consulting to ensure the sampling procedures will be in compliance with water discharge permit requirements. City staff will be issuing Notice to Proceed (NTP) to Hoch Consulting to begin pilot testing so that a treatment system design can begin.

### Water Well No. 12 Status Update

Drilled and constructed in August of 2012, the water produced by Water Well No. 12 has not met State and Federal drinking water standards due to various contaminants. The well has been evaluated several times over the last several years with no decision to implement treatment. With new and emerging contaminants of concern detected in water wells throughout the region, it is imperative to fully assess the current water quality produced by Water Well No. 12 to ensure a treatment system is designed to meet all Federal and State water quality requirements.

The City has received one proposal for the assessment of Water Well No. 12 and preparation of technical specifications to aid in the design of a treatment system. The contract for the Water Well No. 12 Assessment was awarded to Best Environmental

**Status Update of Water-Related Capital Improvement Projects**

PAGE 3 OF 3

Subsurface Sampling Technologies (BESST) Inc. of San Rafael, California. Before assessment work can begin, staff needs to modify existing piping at Water Well No. 12 to allow for full-flow testing; this work includes adding a secondary discharge line to the storm drain to ensure compliance with discharge permits. Staff is soliciting quotes for the temporary drain line work and will award the temporary discharge line work to the lowest bidder. Once the temporary drain line work is complete the assessment of Water Well No. 12 will begin.

**SUMMARY/NEXT STEPS**

N/A

**ATTACHMENTS:**

None.

<b><u>ITEM STATUS:</u></b>	
<b>APPROVED:</b>	<input type="checkbox"/>
<b>DENIED:</b>	<input type="checkbox"/>
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**FOR ITEM NO. 11, PLEASE SEE ITEM NO. 13**

**FOR ITEM NO. 12, PLEASE SEE ITEM NO. 13**





**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

**TO:** Honorable Mayor and City Council Members  
**FROM:** René Bobadilla, P.E., City Manager  
**BY:** Fernando N. Muñoz, CMC, Deputy City Clerk  
**SUBJECT:** MINUTES OF THE FEBRUARY 20, 2024 CITY COUNCIL MEETINGS  
**DATE:** March 19, 2024

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Approve the minutes as submitted.

**FISCAL IMPACT**

N/A

**BACKGROUND**

Staff has prepared minutes for the following meeting:

- City Council Meeting of February 20, 2024

**ANALYSIS**

N/A

**ENVIRONMENTAL**

N/A

**DISCUSSION**

N/A

**SUMMARY/NEXT STEPS**

N/A

**ATTACHMENT(S):**

A. February 20, 2024 Meeting Minutes

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



APPROVED:

## **MINUTES OF THE REGULAR MEETINGS OF THE CITY COUNCIL**

**February 20, 2024**

### **CALL TO ORDER**

Mayor Sarno called the meeting to order at 6:01 p.m.

### **ROLL CALL**

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

**Members absent:** None

### **INVOCATION**

Cindy Jarvis led the invocation.

### **PLEDGE OF ALLEGIANCE**

Youth Leadership Committee members Vanesa Doss and Sophie Pantoja led the pledge of allegiance.

### **INTRODUCTIONS**

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

1. Wendy Meador-Kunert, Business Intelligence Manager from Tangram Interiors

### **PRESENTATIONS**

1. **THE BEST OF SFS – CELEBRATING 50 YEARS OF LOWERS WELDING & FABRICATION, INC. BUSINESS IN THE CITY OF SANTA FE SPRINGS (COMMUNITY SERVICES)**
2. **PROCLAMATION – PROCLAIMING MARCH 2024 AS “NATIONAL READING MONTH” (COMMUNITY SERVICES)**
3. **INTRODUCTION OF NEW EMPLOYEES**

### **CHANGES TO AGENDA**

No changes.

### **PUBLIC COMMENTS**

There was no one wishing to speak during public comments.

### **STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**

Director of Community Services, Maricela Balderas provided information on the First Friday Event – “Illusions by Allen” – at the Santa Fe Springs Library.

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

**CITY COUNCIL**

**PUBLIC HEARING**

**4. ANNUAL WEED ABATEMENT PROGRAM (CITY CLERK)**

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

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

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

There was no one wishing to speak.

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

It was moved by Mayor Pro Tem Rounds, seconded by Councilmember Martin, to direct the Los Angeles County Agricultural Commissioner/Weights & Measures to abate the nuisance by having weeds, rubbish, and refuse removed, by the following vote:

**Ayes:** Martin, Rodriguez, Zamora, Rounds, Sarno

**Nays:** None

**Absent:** None

**Recused:** None

**REGULAR BUSINESS**

**5. FY 2023-2024 MIDYEAR BUDGET REVIEW AND MODIFICATIONS (FINANCE)**

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

- 1) Approve staff recommendation of a \$2.6 million increase adjustment to the revenue and an additional \$1.3 million to the expenditures in the General Fund detailed in attachments B & C.
- 2) Approve staff recommendation of \$800,000 reduction to the initial estimated revenue and an additional \$110,000 to the expenditures in the Water Fund detailed in attachments A & C.

- 3) Approve adjustments for twelve (12) positions (attachments C & D):
  - a. Seven (7) new full-time positions
  - b. Three (3) reclassifications to the current positions
  - c. Reclass two (2) hourly employees to one (1) full-time
  - d. Eliminate one (1) budgeted position

City Manager, René Bobadilla introduced Director of Finance, Lana Dich to provide a brief presentation on Item No. 5. She provided a detailed summary of each department, and provided an outlook that included circumstances that could affect the next budget. Lastly, she provided a timeline for the upcoming budget. City Manager Bobadilla expressed to Council that additional positions and the ongoing class and compensation study are expected to be incorporated in the next fiscal year budget.

It was moved by Councilmember Zamora, seconded by Councilmember Rodriguez, to approve staff recommendation of a \$2.6 million increase adjustment to the revenue and an additional \$1.3 million to the expenditures in the General Fund detailed in attachments B & C, approve staff recommendation of \$800,000 reduction to the initial estimated revenue and an additional \$110,000 to the expenditures in the Water Fund detailed in attachments A & C, and approve adjustments for twelve (12) positions (attachments C & D) which include the following: a) seven (7) new full-time positions, b) Three (3) reclassifications to the current positions, c) Reclass two (2) hourly employees to one (1) full-time, and d) eliminate one (1) budgeted position, by the following vote:

**Ayes:** Martin, Rodriguez, Zamora, Rounds, Sarno  
**Nays:** None  
**Absent:** None  
**Recused:** None

## **6. POLICE SERVICES STAGING FACILITY STORM DAMAGE – EMERGENCY REPAIRS (PUBLIC WORKS)**

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

- 1) Pursuant to Santa Fe Springs Municipal Code Section 34.23 and California Public Contract Code Section 22050, by a four-fifths vote authorize the repairs to proceed without competitive bidding; and
- 2) Take such additional, related action that may be desirable.

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

It was moved by Councilmember Martin, seconded by Councilmember Zamora, to pursuant to Santa Fe Springs Municipal Code Section 34.23 and California Public Contract Code Section 22050, by a four-fifths vote authorize the repairs to proceed without competitive bidding, and take such additional, related action that may be desirable, by the following vote:

**Ayes:** Martin, Rodriguez, Zamora, Rounds, Sarno  
**Nays:** None

**Absent:** None

**Recused:** None

### **CONSENT CALENDAR**

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

#### **PUBLIC FINANCING AUTHORITY**

**7. MINUTES OF THE JANUARY 23, 2024 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)**

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

1) Approve the minutes as submitted.

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

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

1) Receive and file the report.

#### **WATER UTILITY AUTHORITY**

**9. MINUTES OF THE JANUARY 23, 2024 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)**

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

1) Approve the minutes as submitted.

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

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

1) Receive and file the report.

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

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

1) Receive and file the report; and

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

HOUSING SUCCESSOR

12. MINUTES OF THE JANUARY 23, 2024 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

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

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

13. MINUTES OF THE JANUARY 23, 2024 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

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

- 1) Approve the minutes as submitted.

CITY COUNCIL

14. MINUTES OF THE JANUARY 23, 2024 SPECIAL CITY COUNCIL MEETINGS (CITY CLERK)

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

- 1) Approve the minutes as submitted.

15. FIRST AMENDMENT TO EMPLOYMENT AGREEMENT WITH CITY MANAGER (CITY ATTORNEY)

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

- 1) Approve First Amendment to Employment Agreement Between the City of Santa Fe Springs and René Bobadilla.

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

**Ayes:** Martin, Rodriguez, Zamora, Rounds, Sarno

**Nays:** None

**Absent:** None

**Recused:** None

**APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS**

No appointments were made.

**COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING**

Councilmember Martin remarked at the positive changes in the midyear budget and

thanked staff. She promoted Miss Santa Fe Springs court, and commented about the end-of-watch for former Whittier Police Officer Keith Boyer.

Councilmember Rodriguez welcomed all the new hires and thanked the Finance Department for the midyear budget. She commented on the Mardi Gras dance, and provided thanks for those that donated to Quartermania which will take place on March 17<sup>th</sup>.

Councilmember Zamora highlighted the great work achieved by Whittier Police Department by using technology to enhance their effectiveness. He expressed that the City be compassionate to staffs concerns.

Mayor Pro Tem Rounds thanked the Finance Department for the midyear budget and thanked the City Manager. He looked forward to staff promotions and talked about the end-of-watch for Officer Keith Boyer.

Mayor Sarno congratulated Lower's Welding & Fabrication for their 50 years within the City. He talked about touring a local business that has a sizeable impact in other businesses, and also spoke about addressing the graffiti in the development area located on Norwalk Blvd and Florence Ave.

#### **ADJOURNMENT**

Mayor Sarno adjourned the meeting at 6:53 p.m. in memory of Whittier Police Officer Keith Boyer.

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Jay Sarno  
Mayor

#### **ATTEST:**

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Fernando N. Muñoz  
Deputy City Clerk

---

Date





**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

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

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

**BY:** James Enriquez, P.E., Director of Public Works / City Engineer

**SUBJECT:** **FIRE STATION HEADQUARTERS ROOF REPLACEMENT – FINAL PAYMENT**

**DATE:** March 19, 2024

---

**RECOMMENDATION:**

It is recommended that the City Council:

- 1) Approve the Final Payment to Rite-Way Roof Corporation of Fontana, California for \$104,596 (Less 5% Retention) for the subject project; and
- 2) Approve the final contract amount with Rite-Way Roof Corporation in the amount of \$718,227, including the aggregate change order amount of \$112,475; and
- 3) Take such additional, related action that may be desirable.

**FISCAL IMPACT**

The Fire Station Headquarters Roof Replacement project funding totals \$1,449,000 all from the Utility Users Tax (UUT).

The total project cost breakdown is estimated as follows:

<b><u>ITEM</u></b>	<b><u>ESTIMATED AMOUNT</u></b>
Construction	\$ 718,227.00
Design	\$ 15,000.00
Engineering	\$ 80,000.00
Inspection	\$ 140,000.00
Contingency	\$ 154,773.00
<b>Estimated Total Project Cost:</b>	<b>\$ 1,108,000.00</b>

**Fire Station Headquarters Roof Replacement – Final Payment**

Page 2 of 3

The project is estimated to close with a surplus of \$341,000. Surplus funds will be available to reprogram for other capital improvement projects.

The attached payment detail represents the Final Payment (less 5% Retention) due, per the terms of the contract, for the work that has been completed and found to be satisfactory. The retention will be released following the mandatory waiting period following the filing of the Notice of Completion with the LA County Registrar-Recorder.

**BACKGROUND**

The Fire Station Head Quarters Roof had sustained a substantial amount of water damage due to exposure to the elements, causing numerous leaks in the roof. The Fire Department Head Quarters roof had exceeded its service life and required replacement. The scope of work consisted of the complete removal of the existing built-up roofing systems on five (5) separate roofs, the removal and replacement of roof shingles on the pitched roof (approximately 9,200 square feet), installation of a specified TREMCO (or equal) roofing system with appurtenances including any sub-roof plywood replacement as needed, installation of a new roof hatch, roof ladder and the replacement of all deteriorated drain covers.

On August 1, 2023, the City Council approved the award of a contract to Rite-Way Roof Corporation in the amount of \$608,392 for the construction of Fire Station Headquarters Roof Replacement project. Construction was completed and staff authorized change orders in the aggregate amount of \$112,475 for a final contract amount of \$718,227. The authorized change orders were due to unforeseen conditions and additional roof repairs at the Traffic Signal and Street Lighting facility located at Municipal Services Yard. The final contract amount also includes adjustments of final quantities for unit priced items as measured during construction.

**ANALYSIS**

N/A

**ENVIRONMENTAL**

N/A

**DISCUSSION**

The Fire Station Headquarters Roof Replacement project improved the condition of the existing building roofs and fixed water intrusions to the interior of the buildings. The rehabilitated roofs will reduce maintenance costs for the City.

**Fire Station Headquarters Roof Replacement – Final Payment**

Page 3 of 3

**SUMMARY/NEXT STEPS**

Upon the approval of the City Council of the recommended actions, the Public Works Department will coordinate with the Finance Department to issue a final payment to Rite-Way Roof Corporation and proceed to close the project.

**ATTACHMENTS:**

A. Attachment A – Final Payment Detail

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

# ATTACHMENT A

Payment Detail:  
FIRE STATION HEADQUARTERS ROOF REPLACEMENT

Contractor: RITE-WAY ROOF CORPORATION  
15425 Arrow Route  
Fontana, CA 92335

Final Payment: \$ 99,366.20

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	TOTAL	Quantity	Amount	Quantity	Amount
Contract Work									
1.	Mobilization	1	L.S.	\$ 3,500.00	\$ 3,500.00	0%	\$ -	100%	\$ 3,500.00
2.	Remove Existing Builtup Roofing System approximately 11,080 SF and furnish/install specified TREMCO (or equal) roofing system with apputenances, at the Fire Station Headquarters Roof Replacement. Bldg # 1,2,3 & 4.	1	L.S.	\$ 393,000.00	\$ 393,000.00	0%	\$ -	100%	\$ 393,000.00
3.	Remove existing acrylic coating on concrete roof expose concrete roof slab and apply TREMCO (or equal) - fluid applied membrane roofing as per section - 075600.11 on roof slab and coping. Include for remove existing flashing and replace with new flashing. Apply joint mastic on coping cap and fasteners. Bldg # 5.	1	L.S.	\$ 25,000.00	\$ 25,000.00	0%	\$ -	100%	\$ 25,000.00
4.	Remove and replace sub-roof wood deck materials as required.	2,000	S.F.	\$ 5.00	\$ 10,000.00	1,024	\$ 5,120.00	1,472	\$ 7,360.00
5.	Remove existing and furnish/replace with new 30" x 36" roof hatch Bilco S-20-36-x30 steel roof hatch, or equal.	1	L.S.	\$ 6,000.00	\$ 6,000.00	0%	\$ -	100%	\$ 6,000.00
6.	Furnish and Install 'BILCO Type LadderUP® Safety Post, or equal at central building # 2 new roof hatch.	1	L.S.	\$ 3,000.00	\$ 3,000.00	0%	\$ -	100%	\$ 3,000.00
7.	Remove and Replace Pitched Roof tiles/ underlayment with new synthetic underlayment and Clean/clear all debris from Gutters. Approximate Pitched Roof Area = 9200 SF.	1	L.S.	\$ 138,000.00	\$ 138,000.00	0%	\$ -	100%	\$ 138,000.00
8.	Construct Enclosure L - Shaped as per details attached in Appendix. At Building # 1 Roof.	1	L.S.	\$ 20,000.00	\$ 20,000.00	0%	\$ -	100%	\$ 20,000.00
9.	Provide full abatement for project area in accordance with Title 17 and HUD guidelines for proper removal for all contaminated items per the Lead and Asbestos Report in Appendix, including containment, site cleanup, barrier systems, and interim control.	1	L.S.	\$ 9,892.00	\$ 9,892.00	0%	\$ -	100%	\$ 9,892.00

Contract  
Total: \$ 608,392.00 \$ 5,120.00 \$ 605,752.00

CCO1	Addressing the reconstruction of existing fascia board and painting the entire fascia board on building # 2.	1	L.S.	\$ 12,999.00	\$ 12,999.00	0%	\$ -	100%	\$ 12,999.00
CCO2	Addressing the repair of the Traffic Signal & Lighting building roof and installing rain gutters.	1	L.S.	\$ 99,476.00	\$ 99,476.00	100%	\$ 99,476.00	100%	\$ 99,476.00

Total Items  
Completed this  
Period: \$ 104,596.00  
Total Items Completed to  
Date: \$ 718,227.00

## CONTRACT PAYMENTS:

Total Items Completed to Date: \$ 718,227.00  
Less 5% Retention: \$ 35,911.35  
Progress Payment No. 1: \$ 179,562.54  
Progress Payment No. 3: \$ 177,019.96  
Progress Payment No. 3: \$ 145,327.20  
Progress Payment No. 4: \$ 81,039.75  
Final Payment: \$ 99,366.20

Invoice No.	Warrant Billing Period		Amount	Retention Amount
	Invoice Due Date	Invoice Pay Date		
1	11/15/2023	11/22/2023	\$ 179,562.54	\$ 9,450.66
2	11/29/2023	12/07/2023	\$ 177,019.96	\$ 9,316.84
3	12/20/2023	01/04/2024	\$ 145,327.20	\$ 7,648.80
4	01/24/2024	02/01/2024	\$ 81,039.75	\$ 4,265.25
5	03/06/2024	03/14/2024	\$ 99,366.20	\$ 5,229.80

	Amount	Account
Finance Please Pay:	\$ 99,366.20	PW230010
5% Retention Completed this Period:	\$ 5,229.80	270010
Recommended by Project Manager:	Robert Garcia	Robert Garcia #2232 2/23/24
Approved by PW Director:	James Enriquez, PE	



**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

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

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

**BY:** James Enriquez, P.E., Director of Public Works / City Engineer

**SUBJECT: POLICE SERVICES STAGING FACILITY STORM DAMAGE –  
EMERGENCY REPAIRS UPDATE**

**DATE:** March 19, 2024

---

**RECOMMENDATION:**

It is recommended that the City Council:

- 1) Pursuant to Santa Fe Springs Municipal Code Section 34.23 and California Public Contract Code Section 22050, by a four-fifths vote authorize continuing the repairs without competitive bidding; and
- 2) Take such additional, related, action that may be desirable.

**FISCAL IMPACT**

The extent of the storm damage and the cost to repair the facility is not known at this time. Staff is soliciting contractor proposals to complete demolition work in order to expose the damage so that it may be fully assessed. Staff will report at a future City Council meeting as information develops and the scope of the repairs is determined and priced.

Expenses encumbered to date related to this emergency repair include:

- **Purchase Order #2240222:** \$43,610.60 for testing and construction demolition with Restoration Unlimited (Santa Fe Springs, CA)

**BACKGROUND**

The severe storms that hit Southern California the week of February 4, 2024 resulted in historic rainfall totals throughout the region prompting Governor Newsom to proclaim a

state of emergency in various counties, including Los Angeles. The County of Los Angeles followed with the proclamation of a local state of emergency.

The intense and prolonged rainfall caused significant flooding of the City's Police Services Staging Facility located adjacent to the Municipal Services Yard. Flooding was experienced in both the Men's and Women's Locker Rooms and Restroom/Shower as well as the adjacent gym. The flooding rendered these areas uninhabitable and in need of repairs before the space can be reoccupied.

Public Works maintenance staff worked throughout the storms to sweep and vacuum the water to minimize the extent of the flooding, but they were ultimately unable to keep up with the volume of water entering the building from the rear wall adjacent to the rail road right-of-way. Eventually, maintenance crews ceased water removal and began removing gym equipment and mats so that the source of the flooding could be more easily identified.

Although one location was identified where the majority of the water was entering the building, the extent of the flooding has saturated the walls in a significant portion of the facility. Under the City Manager's authority pursuant to Santa Fe Springs Municipal Code Section 34.23, staff has begun contacting contractors to negotiate a scope of work to repair the damage.

The first step in the repair process requires demolition work to assess the full extent of the damage and expose the source of the flooding in order to develop a repair to prevent future flooding.

Staff has contracted with Restoration Unlimited (Santa Fe Springs, CA) for the initial testing and demolition work. Sampling for preconstruction testing was conducted on 3/6/24. Results are anticipated one week after sampling and will verify the extent of the demolition work, which is scheduled to begin 2-3 business days following the receipt of test results.

### **ENVIRONMENTAL**

Not applicable.

### **DISCUSSION**

Staff has been in close communication with the City of Whittier's City Manager and police administration since the flooding began. Given the extent of the flooding, the City of Whittier provided notice on February 7, 2024 that they will be temporarily vacating the facility until permanent repairs can be completed. Limited staff and equipment will be temporarily relocated to the City's Police Services Building on Jersey Avenue and the majority of the patrol operations will be moved to the Whittier Police Station. The Police Staging building was vacated on February 26, 2024.

**Police Services Staging Facility Storm Damage – Emergency Repairs Update**

Page 3 of 3

Although the extent of the repairs has not been fully assessed and is pending further investigation following demolition work, the repairs are currently estimated to take 3 to 6 months to complete. It should also be noted that this assumes the repairs are completed as an emergency, without competitive bidding. Competitive bidding would require solicitation of services by an architect to develop plans and specifications. The solicitation process and the time to develop documents could add an additional year to the schedule.

**SUMMARY/NEXT STEPS**

Upon the approval of the City Council of the recommended actions, City staff will continue to coordinate the emergency repairs of the facility. Pursuant to Public Contract Code Section 22050, staff will provide updated reports at subsequent City Council meetings as the situation develops, more information is gathered and a plan of action for the repairs is determined and scheduled.

**ATTACHMENTS:**

None.

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



**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

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

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

**BY:** James Enriquez, P.E., Director of Public Works / City Engineer

**SUBJECT:** **RESOLUTION NO. 9900 – SUMMARY VACATION OF A PORTION OF CHARLESWORTH ROAD WEST OF ALBURTIS AVENUE AND DETERMINING THAT THE VACATION IS EXEMPT UNDER CEQA**

**DATE:** March 19, 2024

---

**RECOMMENDATION:**

It is recommended that the City Council:

- 1) Find and determine that the proposed street vacation as described in the City Engineer's Report and on Attachment A is excess right-of-way and is not required for street or highway purposes; and
- 2) Find and determine that the proposed street vacation will not cut off all access to adjoining properties and will not affect any public service easement; and
- 3) Adopt Resolution No. 9900 determining that the vacation of a portion of Charlesworth Road is exempt from CEQA and ordering the vacation of a portion of Charlesworth Road, West of Alburtis Avenue; and
- 4) Authorize the City Manager to execute the quitclaim deed to the Los Nietos School District; and
- 5) Take such additional, related action that may be desirable.

**FISCAL IMPACT**

N/A



**Resolution No. 9900 – Summary Vacation of a Portion of Charlesworth Road West of Alburdis Avenue**

Page 2 of 3

**BACKGROUND**

Charlesworth Road is a residential street built in 1950. The portion of Charlesworth Road that is to be vacated is approximately 70 feet northwest of the Alburdis Avenue centerline and Charlesworth Road centerline intersection. This portion of Charlesworth Road is to be conveyed in a land exchange with Los Nietos School District for their construction of an extension to their school facilities. This area has not been used by the City but has been utilized by Los Nietos School District. Thus, this portion of Charlesworth Road is no longer needed as a public street and can be vacated.

Section 65402 of the Government Code requires that no street shall be vacated or abandoned until the location, purpose, and intent of such vacation or abandonment has been submitted to and reported upon by the Planning Commission as to conformity with the City's General Plan.

The City's Planning Commission, at their meeting of February 28, 2024, found that the location, purpose and extent of the vacation is in conformity with the City's adopted General Plan.

The attached Resolution No. 9900 (Attachment A) includes the legal description of the street vacation and a map of the area to be vacated in Exhibit "A" and Exhibit "B," respectively.

**ANALYSIS**

N/A

**ENVIRONMENTAL**

The vacation of a portion of Charlesworth Road is exempt from CEQA under Guidelines Section 15061(b)(3), Common Sense Exemption in that it can be seen with certainty that this action will not have a significant effect on the environment.

**DISCUSSION**

Section 8334 of the Streets and Highways Code provides that the legislative body of a local agency may summarily vacate property that is excess right-of-way and not required for street or highway purposes. Being that Los Nietos School District, in connection with Rancho Santa Gertrudes Elementary School, has been historically and continues to use this area for their school facilities, the City Council may proceed with the vacation.

**Resolution No. 9900 – Summary Vacation of a Portion of Charlesworth Road West of Alburdis Avenue**

Page 3 of 3

**SUMMARY/NEXT STEPS**

Upon approval of the City Council of the recommended actions, City staff will proceed with executing the quitclaim deed to the Los Nietos School District and the City Clerk with properly certify the adopted Resolution.

**ATTACHMENTS:**

A. Attachment A – Resolution No. 9900

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

**RESOLUTION NO. 9900**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, PROVIDING FOR THE SUMMARY VACATION OF APPROXIMATELY 763 SQUARE FEET EXCESS RIGHT-OF-WAY SEGMENT OF CHARLESWORTH ROAD, SANTA FE SPRINGS, CALIFORNIA.**

**WHEREAS**, the City of Santa Fe Springs received a request from Los Nietos School District ("LNSD") to summarily vacate a segment of Charlesworth Road consisting of approximately 763 square feet of excess right-of-way, approximately 283 feet, located on the north side of Charlesworth Road, west of Alburdis Avenue, in the City of Santa Fe Springs, California, as described and depicted in Exhibit "A," attached hereto and incorporated herein by reference ("Property"); and

**WHEREAS**, the Property is excess right-of-way and is not required for street or highway purposes and has been used primarily by LNSD in connection with Rancho Santa Gertrudes Elementary School; and

**WHEREAS**, the access to the adjoining properties and public service easements will not be affected by the vacation of the Property; and

**WHEREAS**, Section 8334 of the Streets and Highways Code provides that the legislative body of a local agency may summarily vacate the Property that is excess right-of-way and not required for street or highway purposes; and

**WHEREAS**, Planning Commission at its meeting of February 28, 2024, determined that the proposed street vacation of Charlesworth Road is in conformance with the General Plan; and

**WHEREAS**, the City Council wishes to proceed under the provisions of Section 8330, *et seq.*, of the Street and Highways Code to summarily vacate the Property.

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

Section 1: The City Council hereby finds and declares that the foregoing recitals are true and correct, and expressly incorporates them as substantive findings into this Resolution.

Section 2: The vacation of the Property is undertaken pursuant to the provisions of Chapter 4 (commencing with Section 8330) of Part 3 of the Streets and Highways Code of the State of California.

Section 3: The City Council finds and determines as follows:

(a) The Property is excess right-of-way and is not required for street or highway purposes.

(b) The vacation of the Property will not cut off all access to adjoining properties and will not affect any public service easement.

Section 4: The proposed summary street vacation project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061 (b) (3) of the Guidelines for Implementation of the California Environmental Quality Act (Title 15, California Code of Regulations, commencing with Section 15000) as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment.

Section 5: The City Council hereby orders the Summary Vacation of a segment of Charlesworth Road consisting of approximately 763 square feet of excess right-of-way, located on the north side of Charlesworth Road, west of Alburdis Avenue, in the City of Santa Fe Springs, California, as more particularly described and depicted in Exhibit "A," attached hereto and incorporated herein by this reference, and further reserving and excepting in place easements and rights-of-way, if the same exist, from the vacation herein above ordered; and the right to construct, maintain, operate, inspect, replace, remove, renew, repair and enlarge lines of pipe, conduits, cables, wires, poles, vaults, manholes, markers, equipment, fixtures and other convenient and appurtenant structures, for the distribution and/or transmission of electrical energy, underground facilities including water pipelines, gas lines, storm drains, sanitary

sewers, telephone, telegraph, cable television and other communication facilities, as they currently exist.

Section 6: The City Clerk of the City of Santa Fe Springs shall cause a certified copy of this Resolution to be recorded in the Office of the County Recorder of Los Angeles County, California, and the right-of-way described and depicted in Exhibits “A” shall be and is hereby terminated as of the date of said recordation and shall no longer constitute a public right-of-way from and after said date of recordation.

APPROVED and ADOPTED this 19th day of March 2024 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Jay Sarno, Mayor

ATTEST:

---

Fernando Muñoz, CMC, Deputy City Clerk

Exhibit A: Legal Description

Exhibit B: Sketch to Accompany Legal Description

R310072.03  
02-10-21  
REVISED  
03-12-21

EXHIBIT "A"  
LEGAL DESCRIPTION  
RIGHT OF WAY VACATION  
CHARLESWORTH ROAD  
A.P.N. 8001-015-903

That portion of the Rancho Santa Gertrudes Subdivided for the Santa Gertrudes Land Association, in the City of Santa Fe Springs, in the County of Los Angeles, in the State of California, as shown on the map filed in Book 32, Page 18, of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Commencing at the intersection of the centerline of Charlesworth Road and the centerline of Alburdis Avenue, as shown on Tract No. 14737, in the City of Santa Fe Springs, in the County of Los Angeles, in the State of California, as shown on the map, filed in Book 383, Pages 46 through 50, inclusive, of Maps, in said office of said County Recorder; thence North  $67^{\circ}02'22''$  West 63.61 feet along said centerline of Charlesworth Road; thence leaving- said centerline North  $22^{\circ}57'38''$  East 30.00 feet to a line being parallel with and 30.00 Northeasterly of said centerline, also being the TRUE POINT OF BEGINNING; thence North  $67^{\circ}02'22''$  West 35.52 feet along said parallel line to the beginning of a curve concave Northeasterly, having a radius of 150.00 feet; thence leaving said parallel line Northwesterly 55.08 feet along said curve through a central angle of  $21^{\circ}02'22''$  to a line being parallel with and 40.00 feet Northeasterly of said centerline; thence non-tangent South  $67^{\circ}02'22''$  East 98.54 feet along said parallel line; thence leaving said parallel line South  $65^{\circ}27'44''$  West 13.56 feet to the TRUE POINT OF BEGINNING.

Containing an area of 763 square feet, more or less.

Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements, if any, of record.

All as shown on Exhibit 'A' attached hereto and by this reference made a part hereof.

*David W. Mackey*  
DAVID W. MACKEY, PL 9 12

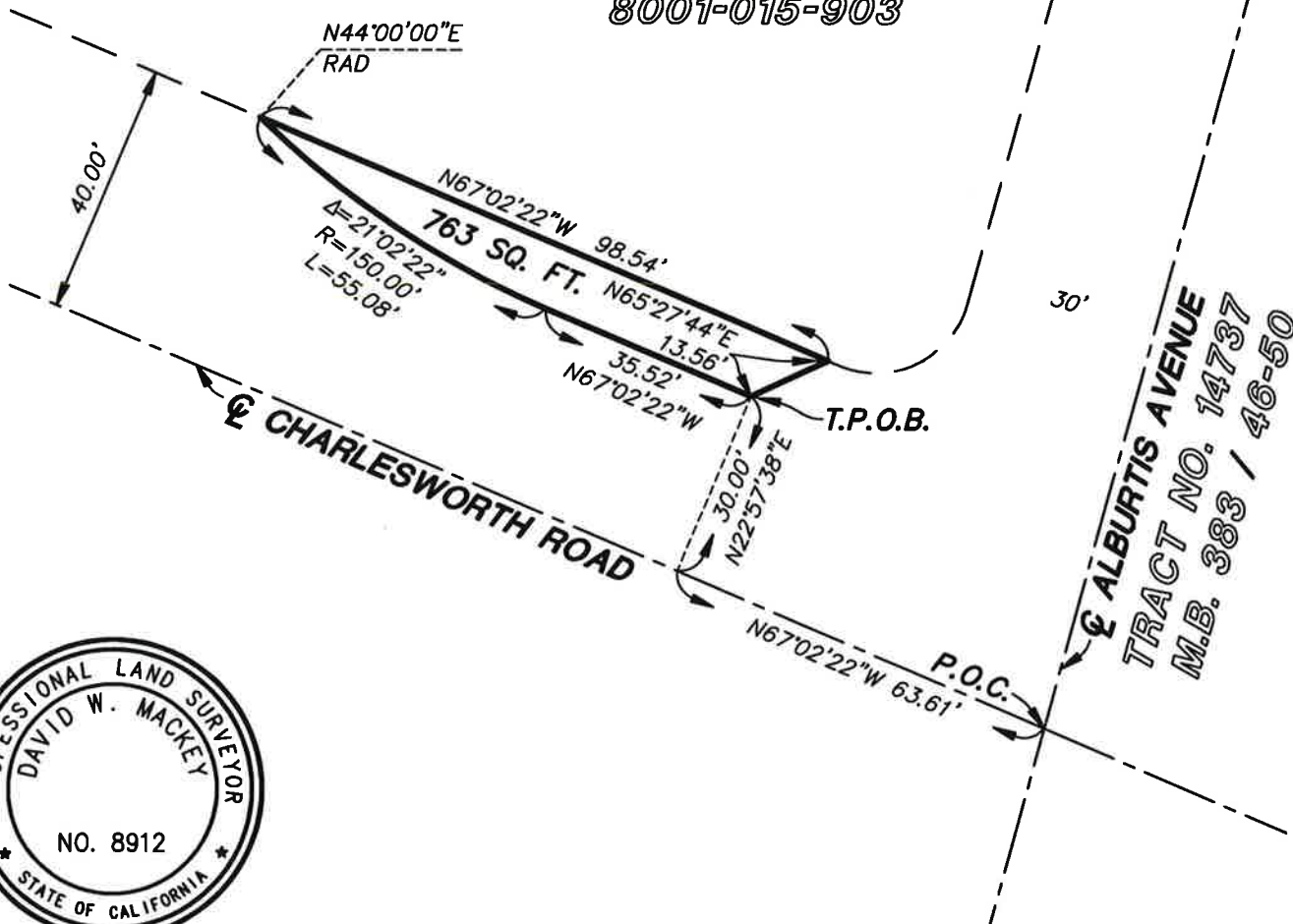




RANCHO SANTA GERTRUDES  
SUBDIVIDED FOR THE SANTA  
GERTRUDES LAND ASSOCIATION

M.R. 32-18

A.P.N.  
8001-015-903



REVISED: 3/12/2021

HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine  
2603 Main Street, Suite 400, Irvine, CA 92614  
Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY

*David W. Mackey*

3-12-21

SKETCH TO ACCOMPANY  
A LEGAL DESCRIPTION

**EXHIBIT 'B'**  
**RIGHT OF WAY**  
**VACATION**  
**CHARLESWORTH ROAD**

SCALE 1"=30'

DRAWN BY MB

CHECKED BY DWM

DATE 2/10/2021

JOB NO. R310072.03



**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

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

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

**BY:** James Enriquez, P.E., Director of Public Works / City Engineer

**SUBJECT: RESOLUTION NO. 9901 – INTENT TO VACATE KOONTZ AVENUE  
SOUTH OF FLORENCE AVENUE**

**DATE:** March 19, 2024

---

**RECOMMENDATION:**

It is recommended that the City Council:

- 1) Adopt Resolution No. 9901 declaring City Council's intention to vacate Koontz Avenue South of Florence Avenue and setting a time and place for a public hearing; and
- 2) Take such additional, related action that may be desirable.

**FISCAL IMPACT**

N/A

**BACKGROUND**

Koontz Avenue is an industrial street built in 1967 and located at the southwest corner of Florence Avenue and Norwalk Boulevard. The cul-de-sac street extends approximately 561 feet south of the Florence Avenue centerline, just west of Norwalk Boulevard and provides access to one parcel. The parcel was purchased by Orbis Real Estate Partners and the developer is proposing to construct two industrial buildings requiring the vacation of Koontz Ave and constructing in, and around the subject street area. The existing parcel that surrounds Koontz Avenue will be subdivided into two separate parcels. The developer will process a parcel map in the near future to subdivide the existing parcel. With the single ownership and proposed future development of the property adjacent to Koontz Avenue, Koontz Avenue, south of Florence Avenue, is no longer needed as a public street and can be vacated.



**RESOLUTION NO. 9901 – INTENT TO VACATE KOONTZ AVENUE SOUTH OF FLORENCE AVENUE**

Page 2 of 3

Section 65402 of the Government Code requires that no street shall be vacated or abandoned until the location, purpose, and intent of such vacation or abandonment has been submitted to and reported upon by the Planning Commission as to conformity with the City's General Plan.

The City's Planning Commission, at their meeting of February 28, 2024, found that the location, purpose and extent of the subject vacation is in conformity with the City's adopted General Plan.

Attached to the Resolution of Intent to Vacate (Resolution No. 9901, Attachment A) is a copy of the legal description of the street vacation Exhibit "A" and a map of the area to be vacated Exhibit "B."

**ANALYSIS**

N/A

**ENVIRONMENTAL**

N/A

**DISCUSSION**

Commencing with Section 8320 of the Streets and Highways Code, the City Council must first adopt a Resolution of the Intention to Vacate any public street, highway, or public easement and a Public Hearing must be held prior to the finalization of the street vacation.

With the passing of the Resolution, the public hearing date for all persons interested in the proposed vacation of the public street is set as May 7, 2024, at 6:00 p.m. in the Council Chambers of the Santa Fe Springs City Council located at 11710 Telegraph Road, Santa Fe Springs, California.

**SUMMARY/NEXT STEPS**

Upon approval of the City Council of the recommended actions, City staff will issue Utility Notices with the adopted resolution to all utilities within the intended vacated street. If requested, utility easements will be reserved in the area to be vacated.

The City Engineer will then post at least three notices, not more than 300 feet apart, around the street that is to be vacated.

Lastly, the City Clerk will publish the resolution of the intention to vacate in a public newspaper for at least two successive weeks prior to the hearing.

**RESOLUTION NO. 9901 – INTENT TO VACATE KOONTZ AVENUE SOUTH OF FLORENCE AVENUE**

Page 3 of 3

**ATTACHMENTS:**

A. Attachment A – Resolution No. 9901

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

**RESOLUTION NO. 9901**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, DECLARING ITS INTENTION TO VACATE APPROXIMATELY 0.82 ACRES OF PUBLIC RIGHT-OF-WAY OF KOONTZ AVENUE, A CUL-DE-SAC STREET SITUATED SOUTH OF FLORENCE AVENUE, AND SETTING THE DATE, HOUR AND PLACE OF HEARING, PURSUANT TO THE PUBLIC STREETS, HIGHWAYS, AND SERVICE EASEMENTS VACATION LAW.**

**BE IT RESOLVED** by the City Council of the City of Santa Fe Springs, California, as follows:

Section 1: That the City Council of the City of Santa Fe Springs hereby declares that it is the intention of the City Council to vacate approximately 0.82 acres of public right-of-way of Koontz Avenue, consisting of approximately 510 feet in length and 60 feet in width, a cul-de-sac street situated south of Florence Ave, within the City of Santa Fe Springs, California, for the purposes of incorporating the vacated street area into the layout of an industrial development.

Section 2: The City Council hereby elects and expresses its election to proceed pursuant to the provisions of Chapter 3 of the Public Streets, Highways, and Service Easements Vacation Law, commencing with Section 8320 of the Streets and Highways Code of the State of California.

Section 3: The public street proposed to be vacated is approximately 0.82 acres of public right-of-way of Koontz Avenue, consisting of approximately 510 feet in length and 60 feet in width, situated south of Florence Ave, within the City of Santa Fe Springs, California, as more particularly described and depicted in Exhibits "A" and "B" attached hereto and incorporated by this reference.

Section 4: The date, hour, and place for hearing all persons interested in the proposed vacation of the public street is set as May 7th, 2024, at 6:00 p.m. in the Council Chambers of the Santa Fe Springs City Council located at 11710 Telegraph Road, Santa Fe Springs, California.

Section 5: At the hearing provided for in Section 4 hereof, the City Council shall determine whether this public street is unnecessary for present or prospective use, and if so, if the public convenience and necessity require, if any, the reservation or exception of easements from the vacation, which shall be recited in the resolution of vacation as provided in Section 8341 of the Streets and Highways Code.

Section 6: Notices of the date, hour and place of the hearing of the proposed vacation shall be posted conspicuously along the public street proposed to be vacated at least two (2) weeks before the day set for the hearing. At least three (3) notices shall be posted not more than three (300) hundred feet apart. The notices shall state the day, hour, and place of hearing; shall refer to the adoption of this resolution of intention; and shall describe the public street proposed to be vacated.

Section 7: The City Clerk shall cause notice of the date, hour, and place of the hearing on this resolution of intention to be published for at least two (2) successive weeks prior to the hearing in the Whittier Daily News.

**APPROVED and ADOPTED** this 19th day of March 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Jay Sarno, Mayor

ATTEST:

---

Fernando Muñoz, CMC, Deputy City Clerk

Attachment: Exhibits "A" and "B"

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**STREET & PUBLIC UTILITIES VACATION**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING ALL OF KOONTZ AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 1648, FILED FOR RECORD ON SEPTEMBER 24, 1971, IN BOOK 34 OF MAPS AT PAGE 11, OFFICIAL RECORDS OF LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF THAT LAND DESCRIBED IN THAT EASEMENT DEED RECORDED ON NOVEMBER 1, 1967, IN REC. NO. 2460, OFFICIAL RECORDS OF LOS ANGELES COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SAN GERTRUDES, CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGE 18 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

BEGINNING AT A POINT IN THE CENTER LINE OF FLORENCE AVENUE THAT IS SOUTH 89°40'20" WEST THEREON 372.24 FEET FROM THE CENTER LINE OF NORWALK BOULEVARD, AS SAID CENTER LINES ARE SHOWN ON COUNTY SURVEYOR'S MAP NO. B-763, SHEET 4, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE SOUTH 0°18'38" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID CENTER LINE OF FLORENCE AVENUE, NORTH 89°40'20" EAST 54.99 FEET TO A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'58" AN ARC DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY WITH A LINE THAT IS PARALLEL WITH AND DISTANCE EASTERLY 30 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY PROLONGATION OF THAT CERTAIN COURSE HEREIN BEFORE DESCRIBED AS HAVING A BEARING OF SOUTH 0°18'38" EAST; THENCE ALONG SAID PARALLEL LINE, SOUTH 0°18'38" EAST 428.15 TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 57 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 213°38'39" AN ARC DISTANCE OF 212.54 FEET; THENCE TANGENT TO SAID CURVE NORTH 33°20'01" EAST 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°38'39" AN ARC DISTANCE OF 58.72 FEET TO A POINT OF TANGENCY WITH A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 30 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY PROLONGATION; THENCE ALONG SAID LAST-MENTIONED PARALLEL LINE NORTH 0°18'38" WEST 299.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 90°01'02" AN ARC DISTANCE OF 39.28 FEET TO A LINE BEARING NORTH 89°40'20" EAST AND PASSING THROUGH THE TRUE POINT OF BEGINNING; THENCE THEREON NORTH 89°40'20" EAST 55.01 FEET TO THE TRUE POINT OF BEGINNING.  
TO BE KNOWN AS KOONTZ AVENUE.

CONTAINING AN AREA OF 35,740 SQUARE FEET, OR 0.8205 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

November 27, 2023

Project No. A22200

Sheet 2 of 2

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE  
SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

**LEGAL DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC.**

11-27-2023

Date



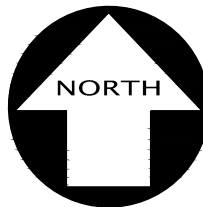
Ryan M. Amaya, L.S. 8134



# LEGEND

---	BOUNDARY OF SUBJECT PROPERTY
---	CENTER LINES
---	DIMENSION / TIE LINES
---	EASEMENT LINES
---	LOT LINES

REC NO. RECORD NUMBER  
PMB PARCEL MAP BOOK  
P.O.B. POINT OF BEGINNING  
T.P.O.B. TRUE POINT OF BEGINNING  
C CALCULATED DISTANCE



0 50' 100' 200'  
Scale 1" = 100 ft

## REFERENCES

R1 PMB 34/11  
R2 DOC. #20220418746

## FLORENCE AVENUE

(100' WIDE R/W PUBLIC STREET)

N89°40'20"E 372.24'

LANDS OF  
EM ENTERPRISES LLC  
PARCEL NO. 8009-023-041

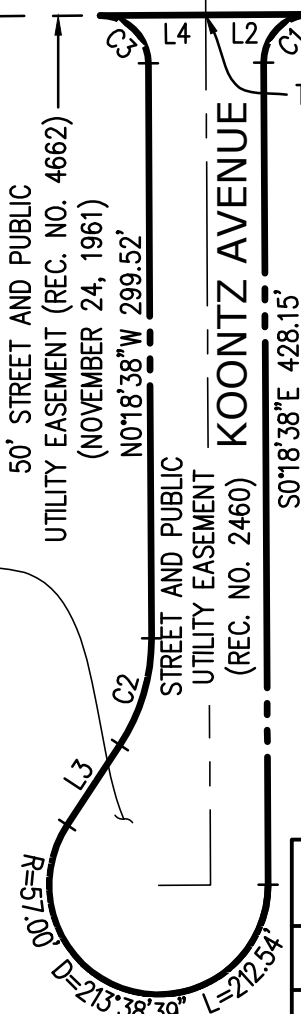
N0°18'38"W 346.00' C R2

STREET EASEMENT  
35,740 SQUARE FEET

N89°40'20"E 150.00' R2



POR. NE1/4, SE1/4, SW1/4,  
SEC. 6. T.3S., R.11W.,  
RANCHO SANTA GERTRUDES



STREET AND PUBLIC  
UTILITY EASEMENT  
(REC. NO. 4663)  
(JANUARY 26, 1962)

PMB 34/11

LANDS OF  
FLORENCE SFS, LLC  
DOC. 20220418746  
(04/15/2022)

## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S0°18'38"E	50.00'
L2	N89°40'20"E	54.99'
L3	N33°20'01"E	50.00'
L4	N89°40'20"E	55.01'

## CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	25.00'	89°58'58"	39.26'
C2	100.00'	33°38'39"	58.72'
C3	25.00'	90°01'02"	39.28'

S89°40'59"W 626.14' R1

S0°07'20"E 636.20' C R1

NORWALK BOULEVARD  
(100' WIDE R/W PUBLIC STREET)



KIER+WRIGHT

3350 Scott Boulevard, Building 22  
Santa Clara, California 95054

Phone: (408) 727-6665  
www.kierwright.com

EXHIBIT "B"  
STREET VACATION  
KOONTZ AVENUE

SANTA FE SPRINGS CALIFORNIA

DATE NOV. 2023  
SCALE 1" = 100'  
BY DFH  
JOB NO. A22200  
SHEET 1 OF 1



**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

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

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

**BY:** James Enriquez, P.E., Director of Public Works / City Engineer

**SUBJECT: AMENDMENT OF CHAPTER 150 OF THE CODE OF SANTA FE SPRINGS RELATING TO BUILDING REGULATIONS**

**DATE:** March 19, 2024

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Introduce for first reading by title only and waive further reading of Ordinance No. 1137: AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING THE CITY OF SANTA FE SPRINGS MUNICIPAL CODE BY MODIFYING CHAPTER 150 (BUILDING REGULATIONS) BY ADOPTING BY REFERENCE THE 2023 LOS ANGELES COUNTY BUILDING CODE (TITLE 26), ELECTRICAL CODE (TITLE 27), PLUMBING CODE (TITLE 28), MECHANICAL CODE (TITLE 29), RESIDENTIAL CODE (TITLE 30), EXISTING BUILDING CODE (TITLE 33), WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO; and
- 2) Schedule a public hearing on April 2, 2024, to consider adoption and second reading of the Ordinance No. 1137; and
- 3) Take such additional, related, action that may be desirable.

**FISCAL IMPACT**

Approval of this item will not have an impact on the Fiscal Year 2023-2024 City budget.

**BACKGROUND**

Historically, the City of Santa Fe Springs has adopted the Los Angeles County Building Codes by reference. These codes contain essential amendments and additions to the State Building Codes. Included in these amendments are the important chapters for



**AMENDMENT OF CHAPTER 150 OF THE CODE OF SANTA FE SPRINGS RELATING TO BUILDING REGULATIONS**

Page 2 of 4

grading, seismic requirements and substandard properties. The State of California adopts and publishes State Building Codes and mandates they become effective throughout the State 180 days after publication.

On July 1, 2022, the California Building Standards Commission published Title 24 the “California Building Standards Code.” These codes became effective on January 1, 2023. On October 18, 2022, the County of Los Angeles Board of Supervisors introduced an Ordinance adopting by reference the 2022 California Building, Residential, Existing Building, Electrical, Mechanical and Plumbing Codes with local amendments that created the 2023 Los Angeles County Codes. The Los Angeles County Board of Supervisors adopted the Ordinance on November 15, 2022.

Staff is recommending adoption of the attached ordinance to codify important updates to the previously adopted codes. The attached ordinance would supersede previously adopted Ordinance No. 1116.

**ANALYSIS**

State law requires local governments to enforce California Title 24 (the State’s Building Codes which originate from the International Code Council and the International Association of Plumbing and Mechanical Officials). Most jurisdictions in Los Angeles County wait to comply with this requirement until the County of Los Angeles adopts the Building Codes and all of the associated local amendments. Then, these jurisdictions adopt the County Building Codes. Attachment “B” includes the County amendments to California’s Codes.

While jurisdictions can establish their own administration of the codes, jurisdictions are only allowed to amend the technical requirements of the State Codes based on local climatic, topographical, or geological conditions, and only if the requirement is more restrictive than the current State Code. Findings must be made for each amendment to the State Codes, and a copy of these findings must be filed with the Building Standards Commission. No local amendment is enforceable unless filed with the California Building Standards Commission. See Attachment “B” for County amendment findings, these findings are also applicable for the city.

If the City chooses to adopt California Codes without Los Angeles County Amendments, this option will leave the City of Santa Fe Springs Construction Codes less restrictive than the current practice in terms of life and safety during an earthquake or similar disaster.

**ENVIRONMENTAL**

Adoption of this Ordinance is exempt from the California Environmental Quality Act (CEQA) in that it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment pursuant to State CEQA Guidelines

**AMENDMENT OF CHAPTER 150 OF THE CODE OF SANTA FE SPRINGS RELATING TO BUILDING REGULATIONS**

Page 3 of 4

Section 15061(b)(3). The adoption of the proposed ordinance is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The adoption of the proposed Ordinance does not have such potential, and therefore is not a project subject to CEQA.

**DISCUSSION**

The structure of Title XV, Chapter 150 (General Provisions) of the Santa Fe Springs Municipal Code has been updated to enhance clarity and improved the organization, making it easier for users to find information when searching.

Each Part of the Title 24 California Code of Regulations which require permit issuance is adopted by a separate section within the Title XV Chapter 150 (General Provisions) of the Santa Fe Springs Municipal Code to ensure appropriate administration of those codes, enforcement, fee collection and permit issuance.

Certain sections of the previous Chapter 150 (General Provisions) related to drainage plan review by the City Engineer independent to the codes being adopted by reference have been renumbered to keep consistent flow of the Los Angeles County Codes adopted by reference.

Certain sections of the Chapter 150 redundant with the adopted codes content with more advanced and up to date provisions, and certain sections that are making reference to certain building codes which were in effect in 1960's to codes that are no longer in effect and replaced with more up to date and current codes by the State had been repealed.

**SUMMARY/NEXT STEPS**

Upon City Council approval of the first reading of Ordinance No. 1137, the ordinance will be placed on the next City Council meeting agenda for a public hearing and go into effect 30 days after adoption.

**ATTACHMENT(S):**

- A. Attachment A – Ordinance No. 1137
- B. Attachment B – Findings and Los Angeles County Ordinance adopting and amending the 2022 California Codes and creating the 2023 Los Angeles County Codes.

Due to the size of the Los Angeles County Ordinance, these documents can be viewed at the following links for convenience only. A physical copy of each Code to be adopted or amended by this Ordinance, including both the State Codes and the County Codes, will be on file with the City Clerk and/or the Building Official pursuant to Government Code section 50022.6.

**AMENDMENT OF CHAPTER 150 OF THE CODE OF SANTA FE SPRINGS RELATING TO BUILDING REGULATIONS**

Page 4 of 4

Building Code <http://file.lacounty.gov/SDSInter/bos/supdocs/173612.pdf>

Residential Code <http://file.lacounty.gov/SDSInter/bos/supdocs/173615.pdf>

Electrical Code <http://file.lacounty.gov/SDSInter/bos/supdocs/173568.pdf>

Plumbing Code <http://file.lacounty.gov/SDSInter/bos/supdocs/173643.pdf>

Mechanical Code <http://file.lacounty.gov/SDSInter/bos/supdocs/173614.pdf>

Existing Building Code

<http://file.lacounty.gov/SDSInter/bos/supdocs/173617.pdf>

California Codes can be viewed at <https://www.dgs.ca.gov/BSC/Codes>

**ITEM STATUS:**

**APPROVED:** ☐

**DENIED:** ☐

**TABLED:** ☐

**DIRECTION GIVEN:** ☐

## **CITY OF SANTA FE SPRINGS**

### **ORDINANCE NO. 1137**

**AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING THE CITY OF SANTA FE SPRINGS MUNICIPAL CODE BY MODIFYING CHAPTER 150 BUILDING REGULATIONS BY ADOPTING BY REFERENCE THE 2023 LOS ANGELES COUNTY BUILDING CODE (TITLE 26), ELECTRICAL CODE (TITLE 27), PLUMBING CODE (TITLE 28), MECHANICAL CODE (TITLE 29), RESIDENTIAL CODE (TITLE 30), EXISTING BUILDING CODE (TITLE 33), WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO**

**WHEREAS**, California law requires that on January 1, 2023, all portions of the 2022 California Code of Regulations Title 24 will be effective within the City; and

**WHEREAS**, California Health and Safety Code Sections 17958 *et seq.* and 18941.5 authorize cities and counties to modify the California Building Standards Code by adopting more restrictive standards and modifications is such standards and modifications are accompanied by expressed findings that such modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions; and

**WHEREAS**, the City Council of the City of Santa Fe Springs desires to adopt by reference the 2023 Edition of Los Angeles County Code Title 26 (Building), Title 27 (Electrical), Title 28 (Plumbing), Title 29 (Mechanical), Title 30 (Residential), and Title 33 (Existing Building Codes), , which Los Angeles County adopted by reference to the California Building Code (2022 Edition), the California Electrical Code (2022 Edition), the California Plumbing Code (2022 Edition), the California Mechanical Code (2022 Edition), the California Residential Code (2022 Edition), California Existing Building Codes (2022 Edition), and amended based on findings that the amendments are reasonably necessary; and

**WHEREAS**, the City Council of the City of Santa Fe Springs finds that proposed changes and modifications, made by the County of Los Angeles, to the building standards contained in the 2022 California Building, Electrical, Plumbing, Mechanical, Residential, and Existing Building Codes are reasonably necessary due to local climatic, geological, and/or topographical conditions as set forth in Exhibit "B" attached hereto and incorporated herein by this reference; and

**WHEREAS**, the City shall file the amendments, additions or deletions with California Building Standards Commission.

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

**SECTION 1.** Findings:

A. The City Council has duly considered Climatic Conditions, Topographic Conditions, and Geological Conditions and all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

B. This Ordinance is exempt from CEQA because it falls within the common sense exemption, pursuant to Public Resources Code Section 21080(b)(15) and CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. The adoption of this Ordinance will not have a significant effect on the environment.

**SECTION 2.** The purpose of this ordinance is to amend the City of Santa Fe Springs Municipal Code by adopting by reference and amending where necessary 2023 Edition of Los Angeles County Code Title 26 (Building), Title 27 (Electrical), Title 28 (Plumbing), Title 29 (Mechanical), Title 30 (Residential), and Title 33 (Existing Building Codes). Therefore, Sections 150.001 through 150.011 of Chapter 150 of the Code of Santa Fe Springs are hereby deleted and replaced by new Sections 150.001 through 150.013 as set forth in Exhibit “A” attached hereto and incorporated herein by this reference.

**SECTION 3.** This Ordinance supersedes Ordinance No. 1116.

**SECTION 4.** Any provision of the Code of Santa Fe Springs inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

**SECTION 5.** If any section, subsection, phrase, or clause of this Ordinance is for any reason held to be unconstitutional, such decision will not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses may be declared unconstitutional.

**SECTION 6.** This ordinance shall take effect thirty (30) days after its final passage by City Council after its passage the City Clerk of the City of Santa Fe Springs shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council, shall cause the same to be filed with the

California Building Standards Commission at 2525 Natomas Park Drive, Suite 130,  
Sacramento, CA 95833.

PASSED AND ADOPTED this 2<sup>nd</sup> day of April 2024, by the following vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

---

Jay Sarno, Mayor

ATTEST:

---

Fernando Muñoz, Deputy City Clerk

## EXHIBIT A

### CHAPTER 150: BUILDING REGULATIONS

#### General Provisions

##### **150.001 BUILDING CODE ADOPTED.**

(A) Chapters 1 through 35, 66, 67, 96, 98, 99 and Appendices C, F, H, I, J, and O of Title 26, Los Angeles County Building Code, as amended and in effect on or before January 1, 2023, adopting the 2022 California Building Code, are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein, except as revised by Section 150.002.

(B) Title 26 of the Los Angeles County Code, together with any and all amendments thereto proposed by the city, shall collectively be known as the *City of Santa Fe Springs Building Code* and may be cited as Section 150.001 of the City of Santa Fe Springs Municipal Code.

##### **150.002 BUILDING CODE AMENDED.**

(A) Section 202 of the Building Code is amended to read:

Notwithstanding the provisions of Section 150.001, the Building Code is amended by amending the following definitions in Section 202 thereof to read:

##### **202. Definitions.**

In addition to the definitions specified in Chapter 2 of this Code, the following certain terms, phrases, words, and their derivatives shall be construed as specified in this section. Terms, phrases, and words used in the masculine gender include the feminine and the feminine the masculine. In the event of conflicts between these definitions and definitions that appear elsewhere in this code, these definitions shall govern and be applicable.

“Board of Supervisors” shall mean the City of Santa Fe Spring City Council.

“Building Department” shall mean the Building and Safety Division of the City of Santa Fe Springs Public Works Department.

“County,” “County of Los Angeles,” or “unincorporated territory of the County of Los Angeles” may mean City of Santa Fe Springs or Los Angeles County depending on the context.

“Electrical Code” shall mean the Electrical Code as adopted by the City of Santa Fe Springs.

“Existing Building Code” shall mean the Existing Building Code as adopted by the City of Santa Fe Springs.

“Fire Code” shall mean the Fire Code as adopted by the City of Santa Fe Springs.

“Mechanical Code” shall mean the Mechanical Code as adopted by the City of Santa Fe Springs.

“Plumbing Code” shall mean the Plumbing Code as adopted by the City of Santa Fe Springs.

“Residential Code” shall mean the Residential Code as adopted by the City of Santa Fe Springs.

(B) Section 107.19 is deleted in its entirety and replaced with a new 107.19 to read:

**107.19 Exemption of Emergency Fallout Shelters from Permit Fees**

Notwithstanding anything to the contrary contained in the Building, Plumbing and Electrical Codes of the city as adopted in this chapter, no fees shall be required for the issuance of building, plumbing and electrical permits to perform work regulated by any of such codes in a structure designed and used exclusively as an emergency fallout shelter.

**150.003 BUILDING CODE FEES.**

Notwithstanding the provisions of Section 150.001, fees for plan check, inspection, and other building code fees shall be as set by resolution of the City Council.

**150.004 RESIDENTIAL CODE ADOPTED.**

(A) Section 1206 (Sound Transmission) of Chapter 12, Chapters 67, 69, 96, 98, 99, and appendix J of Title 26 of the Los Angeles County Building Code are adopted by reference as amended by the City of Santa Fe Springs Building Code and incorporated into this Section 150.004 as if fully set forth below and shall be known as Section 1206 of Chapter 12, Chapters 67, 69, 96, 98, 99, and appendix J of the City of Santa Fe Springs Residential Code.

(B) Chapters 1 through 10, 44, and Appendix AH, AQ, AS, and AZ of Title 30, Los Angeles County Residential Code, as amended and in effect on or before January 1, 2023, adopting the 2022 California Residential Code, are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through



50022.10 of the Government Code, and made a part of this c with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

(C) This section shall be known as the *City of Santa Fe Springs Residential Code* and may be cited as Section 150.004 of the City of Santa Fe Springs Municipal Code.

#### **150.005 EXISTING BUILDING CODE ADOPTED.**

(A) Los Angeles County Existing Building Code Chapters 1 through 5, 15, 16, and Appendix A, Chapters A1, A3, A4, and A5 of Title 33, Los Angeles County Existing Building Code, as amended and in effect on or before January 1, 2023, adopting the 2022 California Existing Building Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

(B) This section shall be known as the *City of Santa Fe Springs Existing Building Code* and may be cited as Section 150.005 of the City of Santa Fe Springs Municipal Code.

#### **150.006 ELECTRICAL CODE ADOPTED.**

(A) Los Angeles County Electrical Code Articles 80 through 90, Chapters 1 through 9, and Annexes A, B, C, D, E, F, G, H, I, and J, of Title 27, Los Angeles County Electrical Code, as amended and in effect on or before January 1, 2023, adopting the 2022 California Electrical Code, except as otherwise provided in said Title 27, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

(B) This section shall be known as the *City of Santa Fe Springs Electrical Code* and may be cited as Section 150.006 of the City of Santa Fe Springs Municipal Code.

#### **150.007 ELECTRICAL CODE FEES.**

Notwithstanding the provisions of Section 150.006, fees for plan check, inspection, and other electrical code fees shall be as set by resolution of the City Council.

#### **150.008 MECHANICAL CODE ADOPTION.**

(A) Los Angeles County Mechanical Code Chapters 1 through 17 and Appendices B, C, and D of Title 29, the Los Angeles County Mechanical Code, as amended and in effect on or before January 1, 2023, adopting the 2022 California Mechanical Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

(B) This section shall be known as the *City of Santa Fe Springs Mechanical Code* and may be cited as Section 150.008 of the City of Santa Fe Springs Municipal Code.

#### **150.009 MECHANICAL CODE FEES.**

Notwithstanding the provisions of Section 150.008, fees for plan check, inspection, and other mechanical code fees shall be as set by resolution of the City Council.

#### **150.010 PLUMBING CODE ADOPTED.**

(A) Los Angeles County Plumbing Code Chapters 1 through 17, and Appendices A, B, D, H, I, and J of Title 28, Los Angeles County Plumbing Code, as amended and in effect on or before January 1, 2023, adopting the 2022 California Plumbing Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained.

(B) This section shall be known as the *City of Santa Fe Springs Plumbing Code* and may be cited as Section 150.010 of the City of Santa Fe Springs Municipal Code.

#### **150.011 PLUMBING CODE FEES.**

Notwithstanding the provisions of Section 150.010, fees for plan check, inspection, and other Plumbing Code fees shall be as set by resolution of the City Council.

#### **150.012 DRAINAGE PLAN REQUIRED.**

(A) For proposed developments requiring either a building permit or grading plan approval, a drainage plan or a drainage element to the grading plan as required by the City Engineer shall be prepared by a civil engineer registered in the state and shall be approved by the City Engineer prior to the issuance of any building permit or prior to the approval of any grading plan.

(B) Unless otherwise approved by the City Engineer, the engineer for the developer or owner shall certify that:

(1) Surface water will not be diverted from one property to another over which water would not naturally flow.

(2) Storm water will not be gathered by artificial means and be discharged onto lower property in greater volume or concentration than water would naturally be discharged unless a natural drainage course or storm drain is available as an outlet.

(3) Concentration of surface water into a single channel will not be discharged onto lower property.

(4) Ditches or other artificial structures will not be constructed to drain water that accumulates in ponds or sumps for discharge onto lower property owned by others.

(5) There will be no obstruction to the flow of surface water from higher property that naturally drains across or onto lower property.

#### **150.013 FEES FOR DRAINAGE REVIEW.**

In addition to any fees required by the County Building Laws, a plan checking fee for each drainage plan or grading plan checked for drainage shall be paid to the city as set by City Council resolution.

## EXHIBIT B

### **Findings of the Los Angeles County Ordinances adopting and amending the 2022 California Codes and creating the 2023 Los Angeles County Codes.**

Due to the size of the Los Angeles County Ordinance, the findings set forth in the documents linked below are incorporated hereto as if fully set forth herein. A physical copy of each Code, including both the State Codes and the County Codes, will be on file with the City Clerk and/or the Building Official pursuant to Government Code section 50022.6.

Building Code <http://file.lacounty.gov/SDSInter/bos/supdocs/173612.pdf>  
Residential Code <http://file.lacounty.gov/SDSInter/bos/supdocs/173615.pdf>  
Electrical Code <http://file.lacounty.gov/SDSInter/bos/supdocs/173568.pdf>  
Plumbing Code <http://file.lacounty.gov/SDSInter/bos/supdocs/173643.pdf>  
Mechanical Code <http://file.lacounty.gov/SDSInter/bos/supdocs/173614.pdf>  
Existing Building Code <http://file.lacounty.gov/SDSInter/bos/supdocs/173617.pdf>  
California Codes can be viewed at <https://www.dgs.ca.gov/BSC/Codes>



**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

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

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

**BY:** James Enriquez, P.E., Director of Public Works / City Engineer

**SUBJECT: RESIDENTIAL STREET LIGHTING SYSTEM UPGRADE PROJECT  
(PHASE 3) – AWARD OF TASK ORDER FOR DESIGN SERVICES**

**DATE:** March 19, 2024

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**RECOMMENDATIONS:**

It is recommended that the City Council:

- 1) Award a Task Order to PSOMAS of Santa Ana, California in the amount of \$294,650 for the Residential Street Lighting System Upgrade Project (Phase 3); and
- 2) Authorize the City Manager to execute a Task Order for On-Call Professional Engineering Services with PSOMAS; and
- 3) Take such additional, related action that may be desirable.

**FISCAL IMPACT**

The Residential Street Lighting System Upgrade Project is an approved Capital Improvement Project and is funded by the Utility Users Tax (UUT) Capital Improvement Fund in the amount of \$3,600,000.

The total estimated project costs are as follows:

<b><u>ITEM</u></b>	<b><u>ESTIMATED AMOUNT</u></b>
Construction	\$ 2,800,00
Design (PSOMAS)	\$ 294,650
Engineering	\$ 84,000
Inspection	\$ 140,000
Contingency	\$ 281,350
Total Project Cost	<hr/> \$ <b>3,600,000</b>

### **BACKGROUND**

The Residential Street Lighting System Upgrade Project consists of three phases. Phase 1 included conversion of all residential SCE-owned street lights from the existing High Pressure Sodium Vapor (HPSV) fixtures to the new Light-emitting Diode (LED) lights and was completed under a Southern California Edison (SCE) program at no cost to the City. Phase 2 included converting the majority of the residential City-owned street lights from HPSV to the new LED lights and was completed by City Public Works staff. Phase 3 includes the design and conversion of the remaining residential street lights that are series circuit systems and require conversion to multiple circuit systems prior to installing LED light fixtures.

The scope of work includes the design for the replacement of existing antiquated street light series circuit systems to new smaller voltage multiple circuit systems located in five residential areas and two industrial areas, and converting approximately 350 lights from the existing High Pressure Sodium Vapor (HPSV) to the new Light-emitting Diode (LED) lights. Additionally, approximately 36 antiquated residential post-top street light poles will be removed and replaced with new City standard concrete light poles. The designer will develop plans, specifications and estimates for the purpose of soliciting construction bid proposals.

### **ANALYSIS**

An RFQ was sent to the City's On-Call Consultants for Professional Engineering Services. One proposal was received from PSOMAS. The Department of Public Works reviewed the proposal and determined that the proposal complies with the project specifications. Staff negotiated a fee with PSOMAS in the amount of \$294,650.00 and it was determined to be fair and reasonable fee for the proposed scope of work.

### **ENVIRONMENTAL**

As part of the citywide effort on environmental sustainability, the Residential Street Lighting System Upgrade Project will provide energy efficient street lighting throughout the city.

**DISCUSSION**

N/A

**SUMMARY/NEXT STEPS**

By converting existing street light systems to energy-efficient LED lighting, the City is able to save taxpayer dollars, provide better lighting for the community, reduce energy use and decrease the city's impact on the environment.

Upon approval of the City Council of the recommended actions, City staff will coordinate with the designer on the delivery of the project.

**ATTACHMENTS:**

A. Attachment A – Task Order No. 1 for PSOMAS

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

**ON-CALL PROFESSIONAL ENGINEERING SERVICES  
TASK ORDER No. 1**

In accordance with the Contract Agreement dated April 6, 2021 as executed by the City of Santa Fe Springs (CITY), a municipal corporation and PSOMAS (CONSULTANT), Task Order No. 1 - Design Services for Converting the Existing Street Lighting Series Circuits to Multiple Circuits Project.

**Authorized Representative:** **James Enriquez P.E., Director of Public Works**  
**Address:** 11710 Telegraph Road  
 City of Santa Fe Springs, California 90670  
 Telephone No.: (562) 868-0511

**PSOMAS:**  
**Authorized Representative:** **Arief Naftali, PE, TE, Senior Project Manager**  
**Address:** 1945 Chicago Avenue, Unit C  
 Riverside, CA 92507  
 Telephone No.: (626) 644-8058

**SERVICES/SCOPE OF WORK:** The CITY hereby proposes that PSOMAS provide Design Services for the Residential Street Lighting System Upgrade Project (Phase 3). The scope of work will be per the proposal dated February 16, 2024 (Exhibit A) and the On-Call Professional Engineering Services Request for Quote for the Design of Converting the Existing Street Lighting Series Circuits to Multiple Circuits.

**SCHEDULE:**  
 The services described in Exhibit A shall be completed by October 31, 2024 and the highlighted mile stones per the RFQ (Exhibit B).

**FEE:**  
 The fee for design services will be based on the PSOMAS proposal and billed hourly for a total not-to-exceed fee of \$294,650.00.

**ACCEPTANCE** of the terms of Task Order No. 1 is acknowledged by the following signatures of the Authorized Representatives.

**SUBMITTED BY:**  
 CITY OF SANTA FE SPRINGS

**ACCEPTED BY:**  
 PSOMAS

\_\_\_\_\_  
 René Bobadilla, P.E., City Manager

\_\_\_\_\_  
 Arief Naftali, PE, TE, Senior Project Manager

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date





February 16, 2024

Roy Kim  
Traffic Engineer  
City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

**Subject: Proposal for the Design of Converting the Existing Street Lighting Series Circuits to Multiple Circuits**

Dear Mr. Kim,

Psomas is pleased to submit this proposal to provide professional engineering services for the design of converting the existing street lighting series to multiple circuits. In fulfilling this assignment, we expect to execute the following:

**EXPERIENCE AND CAPABILITY OF THE FIRM:**

Dedicated to balancing the natural and built environment, Psomas provides sustainably engineered solutions to public and private sector clients. As a full-service consulting firm, we help our clients create value by planning, designing, and delivering complex projects.

Markets served include transportation, water, land development, and energy. Psomas is a recognized leader and longtime proponent of environmental, social, and economic sustainability and brings a truly holistic approach to our practice and our projects. A founding member of the Institute for Sustainable Infrastructure (ISI), Psomas is committed to promoting a progressive standard of sustainability in both design and through company policy. We currently have over 100 staff who are ENV SPs (Envision Sustainability Professionals through ISI) and/or LEED APs.

The cornerstone of our business approach is to first focus on our clients' long-term needs and then direct our strategic growth accordingly. Our core strength is our multi-disciplined teams of experts—top-notch staff who produce award-winning projects for our clients through innovation, creativity, and cutting-edge technical expertise. Founded in 1946, Psomas provides services from offices throughout California, Arizona, Utah, and Washington.

**Traffic Engineering and Electrical Expertise**

Our broad technical expertise in traffic engineering, lighting and electrical design, coupled with our commitment to sustainability, results in a team dedicated to developing innovative solutions to fit your project needs. Our roster of traffic engineering and transportation planning projects includes street lighting design, signalization, construction sequencing, and roundabouts. Our traffic

5 Hutton Centre Drive  
Suite 300  
Santa Ana, CA 92707

Tel 714.751.7373  
[www.Psomas.com](http://www.Psomas.com)

experts also provide assessments, studies, and feasibility analysis for master-planned developments and specific plans. We provide services in the following areas:

Traffic Engineering Design

- Traffic Signal Design and Signal Timing
- Signing/Striping Design
- Worksite Traffic Control Design
- Street Lighting Design

Traffic Safety

- Road Safety Audit
- Traffic Calming Design
- Roundabout Design

Multimodal Transportation

- Active Transportation Design
- Bus and Transit Facilities

- Multimodal Studies
- Airport Planning
- Streetcar Planning and Design

Transportation Planning

- Traffic Impact Studies
- Parking Studies
- Master and Specific Plan Studies
- Corridor Improvement
- Access Management
- Circulation Analysis and Evaluation

Intelligent Transportation Systems (ITS) Design

- Signal Interconnect
- Signal Synchronization System

**PROJECT MANAGER AND TEAM:**

Name	Role	Availability
Arief Naftali, PE, TE, EE, RSP1, ENV SP	Project Management	50%
Nam Nguyen, EIT, ENV SP	Traffic Lead	80%
Brandon Pence, PE, ENV SP	Project Engineer	80%
Jose Santillan, ENV SP	Traffic Designer	90%
Daniel Pham, EIT, ENV SP	Traffic Designer	90%
Justin Magill	Survey and Geospatial Specialist	50%

**PROJECT UNDERSTANDING AND APPROACH:**

Based on our relevant experience, Psomas approaches this project with the following considerations:

- The Psomas team will perform field visits to verify the existing conditions including, but not limited to, existing streetlights, pull boxes, conduits, conductors and existing service points. Psomas will also use this opportunity to verify potential service points that are recommended by Southern California Edison (SCE).
- Psomas is familiar with illumination level requirements that will guide photometric evaluation for this project. Most of the project sites are classified as Local Roadway, with the exception of Pioneer Boulevard and Telegraph Road, which are Major Roadway. Los Nietos Road, Orr and Day Road and Painter Avenue are Collector Roadway. Said evaluation will need to be performed along roadway segments within the project limits in accordance with the Illuminating Engineering Society of North America (IESNA) recommendations, which are provided in the tables on the following page.

Roadway Classification	Horizontal Illuminance (f.c)	Uniformity
Major Roadway	1.7	3.0
Collector Roadway	1.2	4.0
Local Roadway	0.7	6.0

**Table 1:** Roadway Illuminations

Functional Classification	Horizontal Illuminance (f.c)	Uniformity
Major/Collector	2.2	3.0
Collector/Collector	1.8	4.0
Collector/Local	1.6	4.0
Local/Local	1.4	6.0

**Table 2:** Intersection Illuminations

- The goal of this project is to convert the existing series into multiple circuits in the LS-3 rate plan system. Psomas will carefully review the existing and proposed service feed point locations to work on the conversion with the City. The proposed service feed points will have at least two (2) lighting circuits depending on field conditions. Each circuit will power every other light to ensure two (2) circuits within each conduit. This arrangement allows every other light to remain lit in the event a circuit fails. Each of them will have a maximum of 7% in voltage drop from the 120/240V service feed points.
- Understanding the City's concern about the downtime during construction, Psomas will address this concern in the specification to make sure contractors will complete the work at each circuit within five (5) working days.

## **SCOPE OF WORK:**

### **1. 2D Planimetric Mapping:**

Psomas will utilize proven Artificial Intelligence (AI) and Machine Learning (ML) techniques and tools to provide automated extraction of planimetry within the AOI. The resulting 2D planimetric mapping will be quality checked by expert Psomas Data extraction specialists. All resulting planimetric mapping will conform to typical 1"=40' scale mapping, capturing all discernable planimetric and topographic features for roadway, above ground utility, and cultural items.

Also, Psomas will send out letters to the utility companies to collect existing utility information within the project limits. It will be reflected in the street lighting plans as part of our mapping process.

*Deliverables: Completed 1"=40' planimetric mapping in the most current AutoCAD format with existing utilities.*

### **2. Existing Field Inventory of Streetlights:**

Psomas will schedule a field walk to perform a field inventory of existing street light conditions along with other infrastructures such service enclosure cabinets, pull-boxes, conduits, and wiring sizes.

*Deliverables: Field Notes with field pictures of existing conditions.*

### **3. Illumination Level Evaluation:**

Psomas will perform an illumination level evaluation focusing on roadway only within the project limits based on the existing conditions. Calculations will be performed to show lighting levels with approved lighting fixtures in accordance to IESNA standards. Psomas will put together the exhibits to present the calculation results to the City.

*Deliverables: Six (6) exhibits at 1" = 100' scale of the illumination results.*

### **4. PS&E:**

Psomas will develop the PS&E for the lighting improvements within the project limits. Plans will be prepared at a scale of 1"=40' with proposed new multiple circuits, existing/new/relocation lights with LED fixture, single line wiring diagrams, and new service point locations per recommended by SCE. The lighting plan will follow the City of Santa Fe Spring's standards requirement.

It is assumed that readily available foundation from a standard drawing will be used. Psomas will also provide the voltage drop calculations to new service points for City to review.

Psomas will coordinate with SCE to establish the new service feed points. We will submit applications and necessary CAD drawings to SCE to fulfil their requirements.

Psomas will prepare a technical specification and estimate for City's bid package.

*Deliverables: 30 sheets of layout plans, details, engineering estimates and specifications.*

### **5. Bidding Support and Construction Administration:**

Psomas will provide project management, coordination and construction support during the Construction Administration phase. Our services include attending one (1) pre-bid meeting, responding to pre-bid RFIs from bidders, attending one (1) kick-off meeting, responding to submittals and construction RFIs and performing up to five (5) site visits for construction issues. Psomas also performs one final walk through with the City and contractors.

### **ASSUMPTIONS:**

1. Potholing is not included in this proposal.
2. Custom foundation design and calculation are excluded.
3. Utility relocation design is not required and is excluded.

## **PAST SIMILAR PROJECT EXPERIENCE:**

### **The Great Park Lighting Inventory – City of Irvine**

Psomas conducted a field survey and assessment of the existing lighting and appurtenant infrastructure surrounding the Great Park area that included Skyhawk from Great Park Boulevard to Marine Way, Great Park Boulevard from Bosque to East (South) terminus of Great Park Boulevard, Phantom from Hornet to Ridge Valley and Corsair from Ridge Valley to the easterly roadway knuckle. Psomas prepared a brief memorandum with improvement recommendations for the existing street light infrastructures in accordance with Section 103 of the City’s Design Guidelines, series-to-multiple circuit conversion with proposed wiring diagrams, and other modifications to appurtenant equipment.



*Great Park Existing Streetlights Field Inventory*

### **Street lighting Design for Coast Highway – City of Laguna Beach**



*Existing decorative streetlight along Coast Highway subject to enhancement*

In conjunction with utility undergrounding work led by Southern California Edison (SCE), the City of Laguna Beach retained Psomas to procure the design of new decorative streetlights on Coast Highway (US-1) as part of completing electrolier acquisition from SCE to the City. Project limits extend from Cajon Street (to the north) to Agate Street (to the south), an approximately 2.2-mile distance along Coast Highway, which is part of State Route (SR). Psomas’ scope of services includes environmental’s Categorical Exemption, photometric/illumination analysis, and development of Plans, Specifications and Estimates (PS&E) for the installation and preservation of new and existing lights. Engineering design included construction cost estimates, voltage drop calculations and wiring diagram for new and existing systems.

### **Park Avenue Street Lighting Design – City of Laguna Beach**

The City of Laguna Beach has recently purchased stand-alone streetlights from Southern California Edison (SCE) within the City limits. The City desires to install City-owned streetlights within the limits of the Park Avenue neighborhood from St. Ann’s Drive to Wendt Terrace as part of the utility undergrounding process. Psomas provided engineering services for photometric designs, preliminary exhibits for the design review process, final lighting plans with complete wiring, conduits details, and specifications. The street lighting plans were according to City design guidelines. Coordination was done through SCE to establish service feed connections based on lighting load needs.



*A corridor view of Park Avenue, a residential neighborhood in Laguna Beach, CA*

**PRICING SUMMARY:**

• Engineering Design and Construction Documents:	\$ 260,130
• Bidding Support	\$ 5,440
• Construction Administration	\$ 24,080
• Reimbursable Allowances	\$ 5,000
• <b>Total Amount of Overall Quote</b>	<b>\$ 294,650</b>

Please see below for Fee Breakdown and Estimated Hours:

PSOMAS		Cost Proposal For Lighting Design						
WORK BREAKDOWN STRUCTURE DESCRIPTION		PROFESSIONAL & TECHNICAL CLASSIFICATIONS					TOTALS	
		Project Manager	Project Engineer	Civil Engineer Designer	Project Surveyor	CAD Technician	TOTAL MANHOURS	TOTAL DOLLARS
		\$260.00	\$210.00	\$155.00	\$190.00	\$140.00		
1	2D planimetric mapping		12	80	16	110	218	\$33,360
2	Existing Field Inventory of Streetlights			64			64	\$9,920
3	Illumination Level Evaluation		10	80			90	\$14,500
4	PS&E							
	75% PS&E	40	130	440			610	\$105,900
	90% PS&E	20	40	240			300	\$50,800
	100% PS&E	20	25	140			185	\$32,150
	SCE Coordination		20	60			80	\$13,500
5	Bidding Support and Construction Administration							
	Bidding Support	8	16				24	\$5,440
	Construction Administration	28	80				108	\$24,080
6	Reimbursable Allowances							\$5,000
TOTAL		116	333	1104	16	110	1679	\$294,650

If you have any questions, please do not hesitate to call me by phone at (714) 481-7956, or by email at arief.naftali@psomas.com. Thank you for your consideration.

Respectfully Submitted,  
PSOMAS



Authorization to Proceed:  
City of Santa Fe Springs

**Name/Title:** Arief Naftali, PE, TE

**Name/Title:**

**Senior Project Manager**

**Date:** February 16, 2024

**Date:**



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**DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION**

**ON-CALL PROFESSIONAL ENGINEERING SERVICES REQUEST FOR QUOTE FOR THE  
DESIGN OF CONVERTING THE EXISTING STREET LIGHTING SERIES CIRCUITS  
TO MULTIPLE CIRCUITS**

**SCOPE OF WORK:**

**Part 1. THE DESIGN OF THE STREET LIGHTING SYSTEMS IN THE RESIDENTIAL,  
COMMERCIAL, AND INDUSTRIAL SECTIONS OF SANTA E SPRINGS:**

**Residential Area - Cedardale Drive (see Figure 1)**

1. Remove existing post-top street light system and design new lighting system based on Illuminating Engineering Society (IES) recommended minimum light levels using traditional concrete poles with standard mast arms (Ameron No. 5-C1-23 series or approved equal), residential street light standard (City Standard No. L-1, Attachment 2) and new foundations per City standards.
2. Evaluate existing lighting levels and compare to Illuminating Engineering society (IES) recommended light levels. Make recommendations where additional street lights should be added and/or relocated and if any street lights should be deleted.
3. Evaluate existing circuits and divide as many multiple circuits as required so that overall voltage losses do not exceed 7%.
4. Coordinate with Southern California Edison (SCE) to determine where additional electrical service is needed and where it can be provided by SCE. Determine number of service points needed to provide electrical power to new multiple circuit configurations. Coordinate with SCE to secure the needed service points. Service provided shall be 120/240 volt, 3 wire service (1 hot leg and 2 neutral legs).
5. Prepare new design plans at 1"= 40' scale showing stationing for street light poles based on street centerline stationing, conduit and wiring size and location, underground service pedestal service point locations and wiring (circuit) diagram.

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



#### **Other residential areas (see Figures 2, 3, and 4)**

1. Evaluate condition of existing underground conduits and make recommendations as which conduits are reusable and which need to be replaced.
2. Evaluate existing lighting levels and compare to Illuminating Engineering society (IES) recommended light levels. Make recommendations where additional street lights should be added and/or relocated and if any street lights should be deleted.
3. Divide the single series circuit into as many multiple circuits so that overall voltage losses do not exceed 7%.
4. Potential service points have previously been identified by Southern California Edison (SCE) and are indicated in Figures 2, 3 and 4, Attachment 1. Determine number of service points needed to provide electrical power to new multiple circuit configurations. Coordinate with Southern California Edison to secure the needed service points. Service provided shall be 120/240 volt, 3 wire service (1 hot leg and 2 neutral legs).
5. Prepare design plans at 1"=40' scale showing stationing for new and relocated street light poles as well as existing street light poles to remain, based on street centerline stationing, conduit & wiring size, location, underground service pedestal service point locations, and wiring (circuit) diagram.

#### **Industrial/Commercial Areas (See Figures 5 and 6)**

1. Evaluate condition of existing underground conduits and make recommendations as which conduits are reusable and which need to be replaced.
2. Evaluate existing lighting levels and compare to Illuminating Engineering society (IES) recommended light levels. Make recommendations where additional street lights should be added and/or relocated and if any street lights should be deleted.
3. Divide the single series circuit into smaller multiple circuits so that overall voltage losses do not exceed 7%.
4. Potential service points have previously been identified by SCE and are included in Figures 5 and 6, Attachment 1. Determine number of service points needed to provide electrical power to new multiple circuit configurations. Coordinate with Southern California Edison to secure the needed service points. Service provided shall be 12/240 volt, 3 wire service (1 hot leg and 2 neutral legs).
5. Prepare design plans at 1"=40' scale showing stationing for new and relocated street light poles as well as existing street light poles to remain, based on street centerline stationing, conduit & wiring size, location, underground service pedestal service point locations, wiring (circuit) diagram



**Scope of Work includes:**

1. Use AutoCad to generate Street Light designs and As-Builts. The AutoCad files will be a deliverable product to the City.
2. Create engineering documents for new electrical and street light equipment that will be incorporated in the design drawings, including all schedules, details, sections, and specifications.
3. Provide engineering services for sizing and load calculations.
4. Prepare Electrical Engineering Calculations based upon new equipment.
5. Create engineer's construction cost estimate of designed work.
6. Submit plans (if necessary) and coordinate with Southern California Edison. Pay all necessary plan check fees, which shall be reimbursed by the city.
7. Provide specifications for unmetered underground service pedestal (USP) for the service points.
8. Prepare technical specifications for inclusion in City's boilerplate bid package.
9. Provide a construction phasing plan to minimize the time that both residents and motorists are without operational street lights during the construction period. The plan should include a construction staging plan and/or a temporary lighting plan using overhead wiring for the street lights as an interim measure during construction so as not to have street lighting not operational for more than 5 days.
10. Designer to research and identify all substructure utilities and notify the City of any conflicts of the proposed street light footings, conduits or pedestals.

**Part 2. BIDDING SUPPORT:**

1. Attend pre-bid meeting with City and Contractors to review Scope of Work.
2. Respond to pre-bid RFIs from bidders.

**Part 3. CONSTRUCTION ADMINISTRATION:**

1. Attend kick-off meeting for construction.
2. Review and respond to submittals of Equipment & Materials.
3. Review and respond to construction RFIs by Contractors.
4. Perform five (5) site visits for any construction issues.

5. Perform one (1) site visit for final walk through.

**Part 4. RFQ EVALUATION AND CRITERIA:**

A. Submitted RFQ will be limited to 6 (six) total pages including quote and will be evaluated on the following criteria:

- Experience and Capability of the Firm
- Project Manager
- Project Team
- Project Understanding and Approach
- Past Similar Project Experience
- Quote/Fee Schedule

**Part 5. APPROXIMATE DESIGN SCHEDULE:**

RFQ Submittal Due to City	February 1, 2024
Award of Contract	February 29, 2024
Kick-off Meeting & Notice to Proceed	March 15, 2024
Submit 75% Design, Plans & Specifications	May 31, 2024
Submit 90% Design, Plans & Specifications	July 15, 2024
Submit 100% Design, Plans & Specifications	September 15, 2024
PS&E Complete with City approval	October 15, 2024
Authorization to Advertise Project – City Council Meeting	

**Part 6. PRICING SUMMARY:**

<b><u>CONVERT SERIES TO MULTIPLE</u></b>	<b><u>Amount</u></b>
1. Engineering Design and Construction Documents	\$ _____
2. Bidding Support	\$ _____
3. Construction Administration	\$ _____
4. Reimbursable Allowances	\$ _____
<b>TOTAL AMOUNT OF OVERALL QUOTE</b>	<b>\$ _____</b>

**Please provide breakdown of Fees and Estimated Hours per Task.**

**Part 7. DELIVERY OF REQUEST FOR QUOTE:**

Please submit quote in via email to [roykim@santafesprings.org](mailto:roykim@santafesprings.org) and [robertgarcia@santafesprings.org](mailto:robertgarcia@santafesprings.org). In the subject line type:

**ON-CALL PROFESSIONAL ENGINEERING SERVICES REQUEST FOR QUOTE FOR THE DESIGN OF CONVERTING THE EXISTING STREET LIGHTING SERIES CIRCUITS TO MULTIPLE CIRCUITS”.**

**Submit quote by 3:00 p.m. on Thursday, February 1, 2024:**

Please contact Roy Kim should you have any questions regarding the RFQ. Please see contact information below.

**Roy Kim, Traffic Engineer**

**City of Santa Fe Springs** | Public Works Department

11710 Telegraph Road | Santa Fe Springs, CA 90670

(562) 868-0511, Ext 7034 | (562) 409-7651 Fax

[roykim@santafesprings.org](mailto:roykim@santafesprings.org) | [www.santafesprings.org](http://www.santafesprings.org)

**ATTACHMENTS:**


1. Series Lights Exhibits (Figures 1-6)
2. City Standard L-1 - L-6

## ATTACHMENT 1



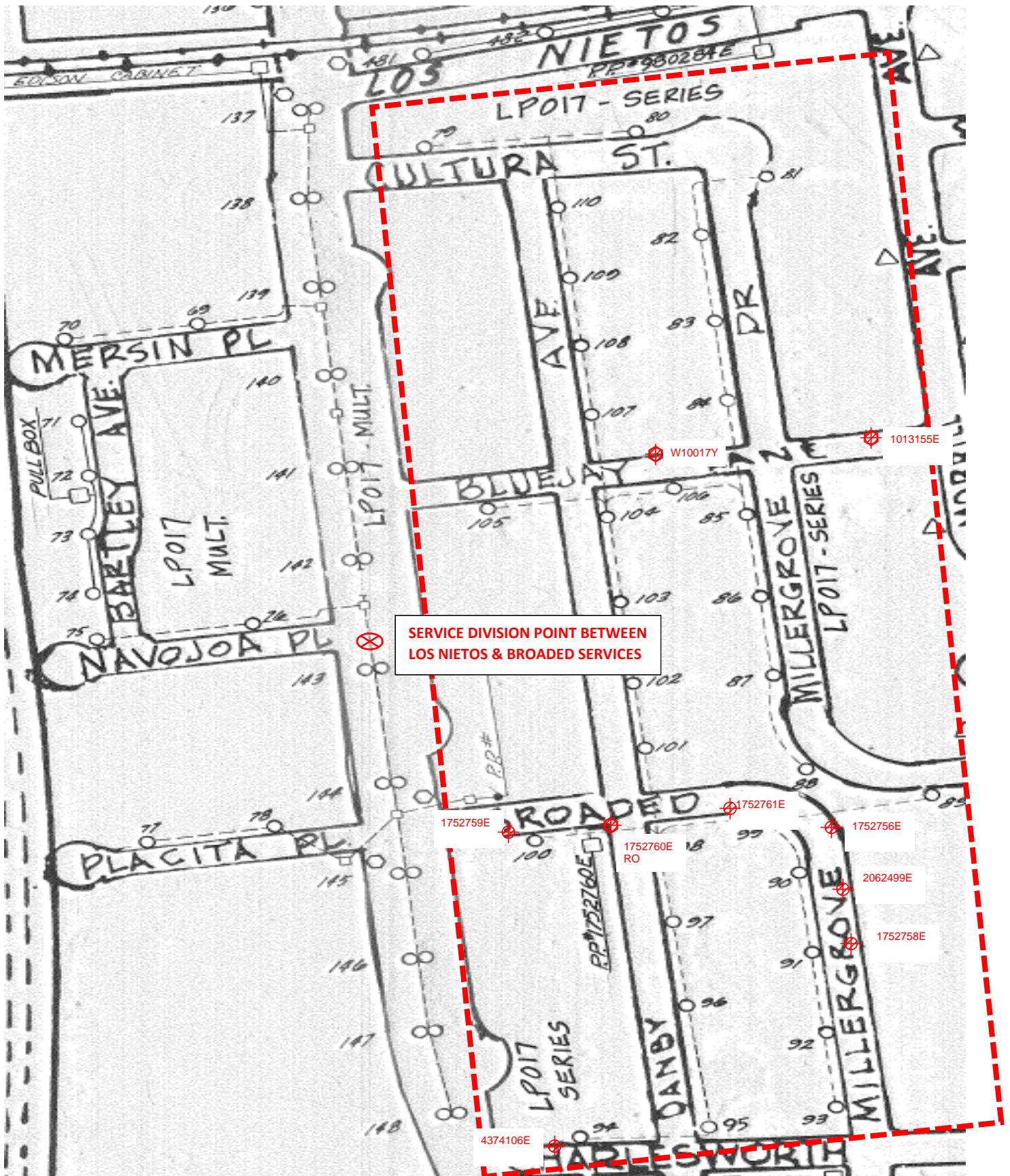


### LEGEND

 SCE Indetified  
Potential Servie  
Points

**FIGURE 2**  
**(AREA A, EAST--64 LIGHTS)**





# LEGEND

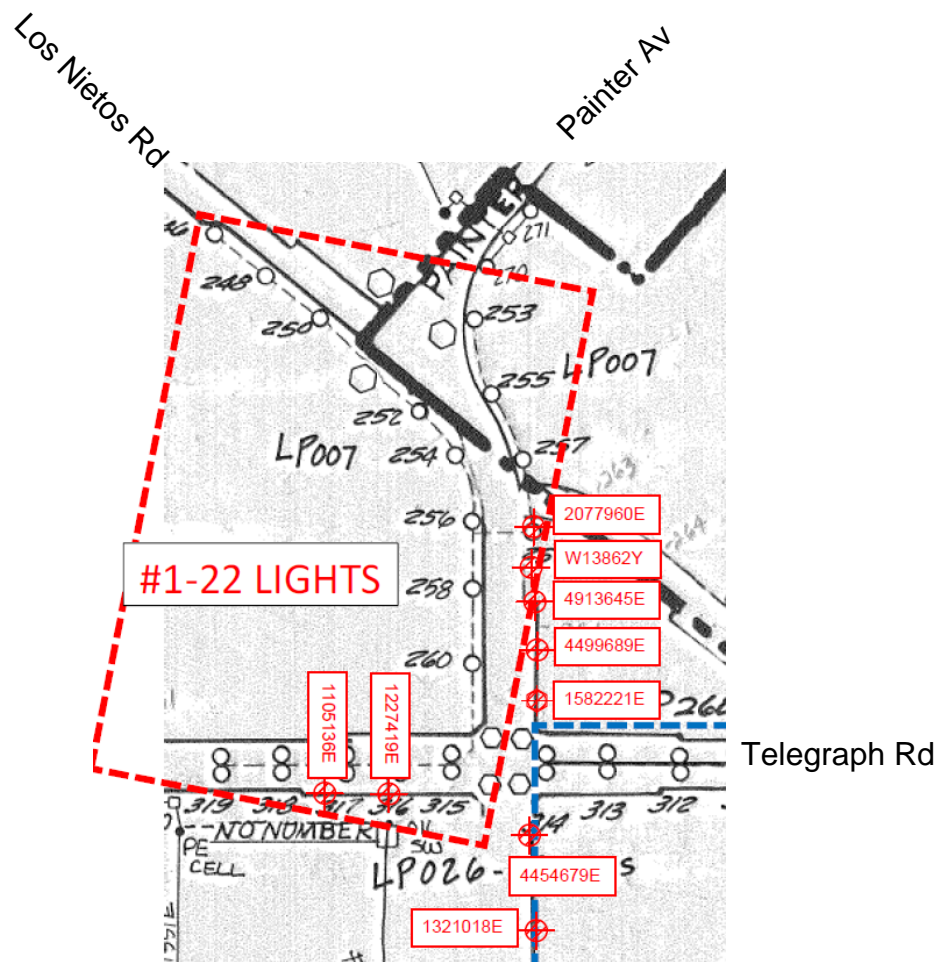
- SCE Indetified Potential Servie Points

**FIGURE 3**  
**(AREA A, WEST--32 LIGHTS)**



**AREA C (WEST)—97+35+28= LIGHTS**



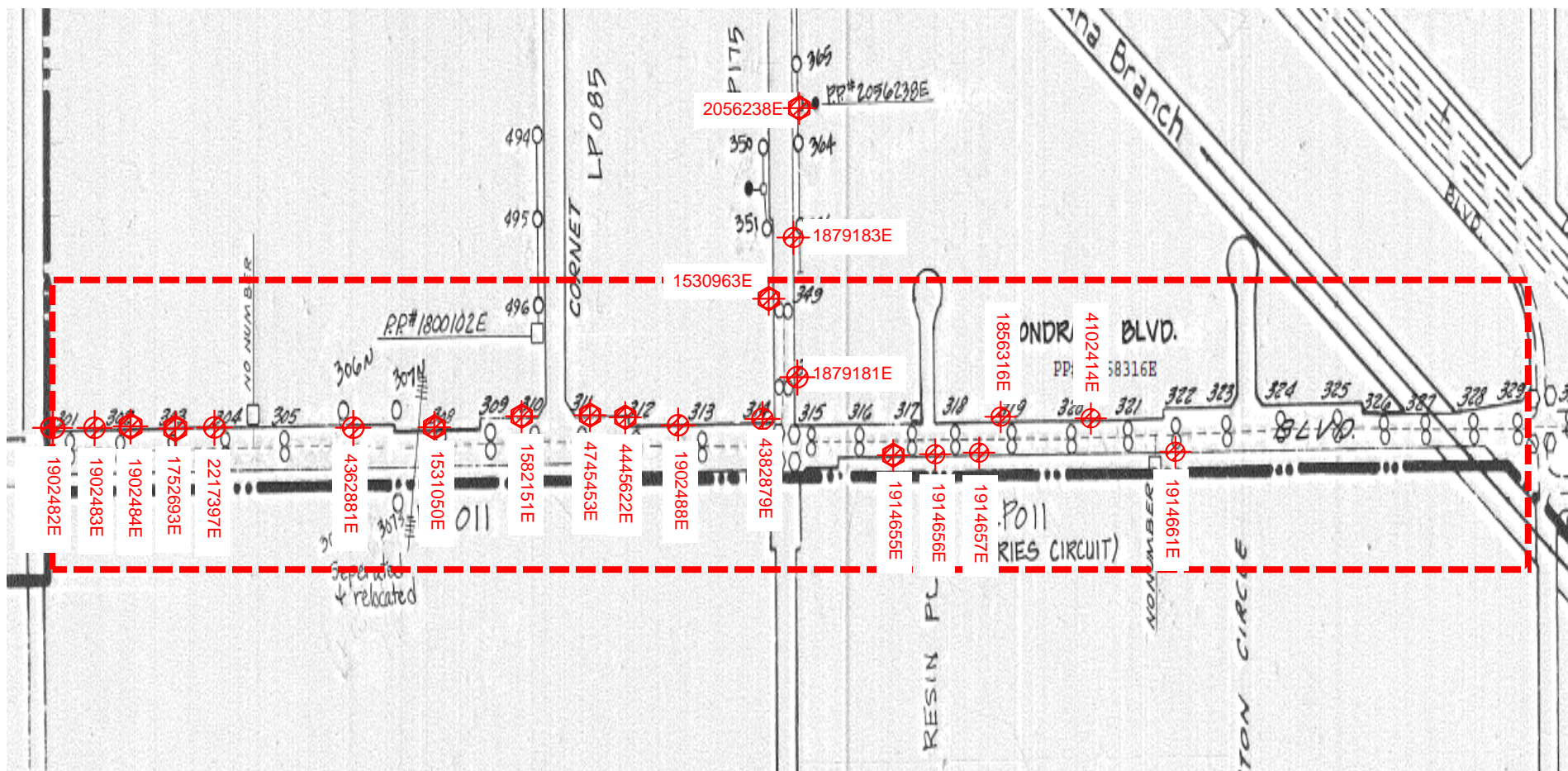


**FIGURE 5**

**(AREA B--22 LIGHTS)**


**LEGEND**

-  SCE Identified Potential Service Points



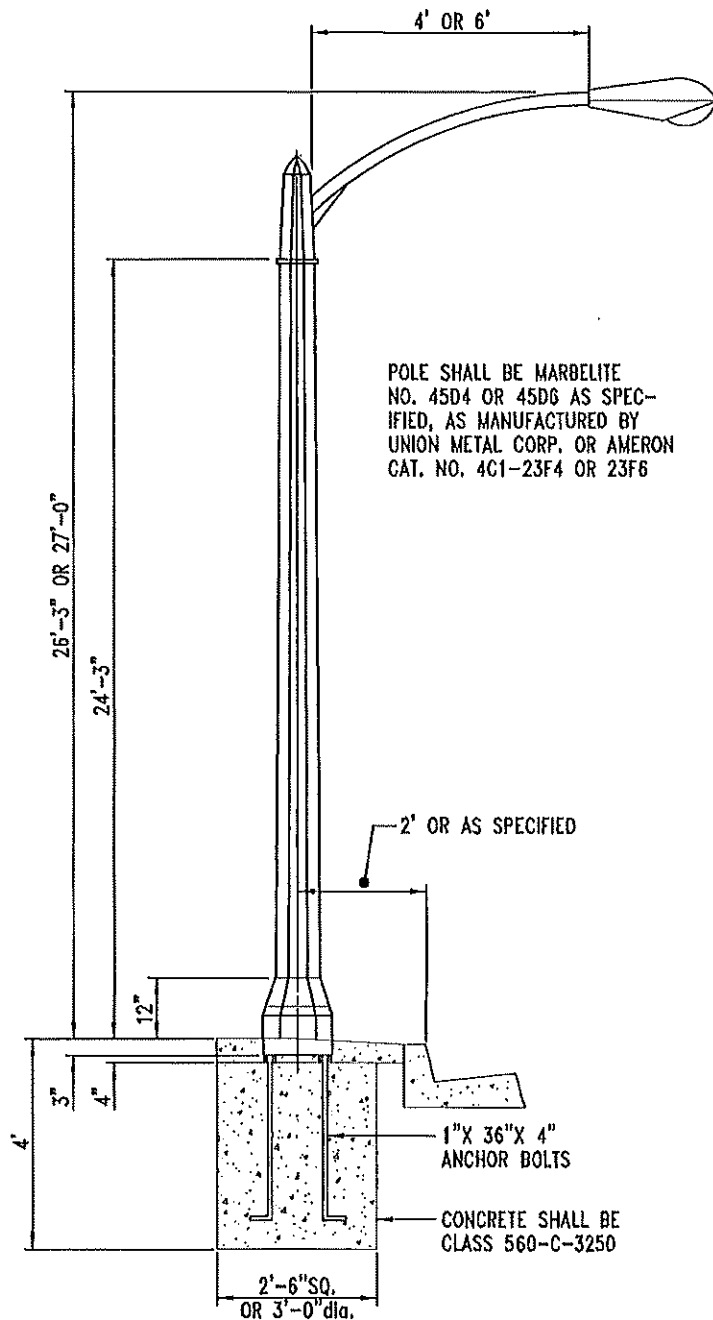
**FIGURE 6**  
**(AREA E--58 LIGHTS)**

**LEGEND**

-  SCE Indetified  
Potential Servie  
Points

## ATTACHMENT 2

REVISIONS:



LUMINAIRES SHALL BE G.E. TYPE M-150A2 WITH PHOTO-ELECTRIC RECEPTACLE. THE BALLAST SHALL BE MAG-REGULATOR TYPE FOR 120 VOLT OPERATION, ALL AS SHOWN ON THE PLANS AND/OR AS SPECIFIED.

THE LAMPS SHALL BE 100 WATT HIGH PRESSURE SODIUM AS SHOWN ON THE PLANS AND/OR AS SPECIFIED.

**NOTE:**

STREET LIGHT CONDUIT AS SHOWN ON THE PLANS AND/OR AS SPECIFIED SHALL BE INSTALLED WITHIN 2" FROM THE BACK OF CURB AND 24" BELOW TOP OF CURB, UNLESS OTHERWISE SPECIFIED.

(THIS SUPERSEDES ALL OTHER L-1 STD'S)

# CITY OF SANTA FE SPRINGS

DEPARTMENT OF PUBLIC WORKS

IMPROVEMENT STANDARDS

DESIGNED: TREZ

DRAWN: TREZ

CHECKED:

APPROVED: *[Signature]*

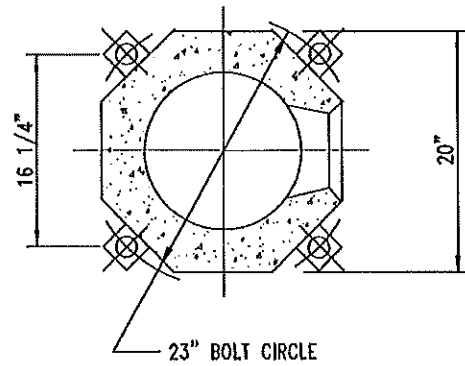
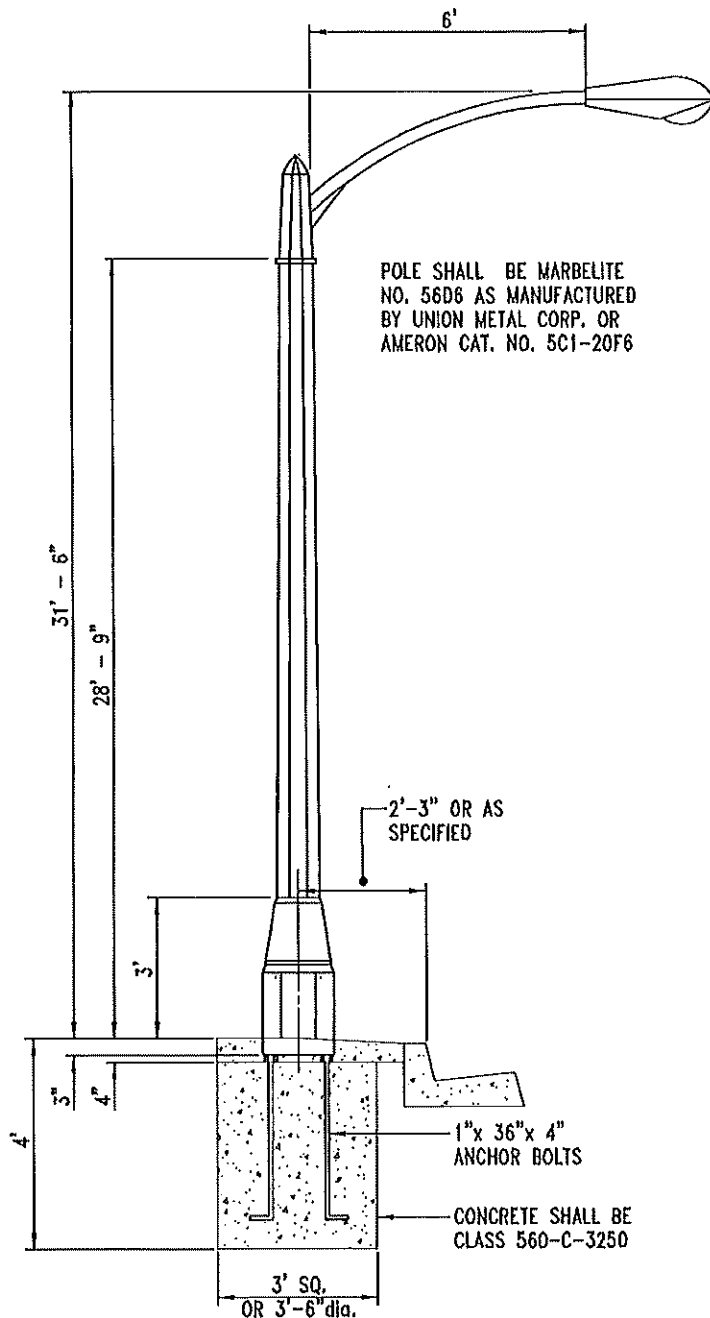
DATE: 7/13

## STREET LIGHT STANDARD

STANDARD NO.

L-1

REVISIONS:



BASE DETAIL

LUNAIRES SHALL BE G.E. TYPE M-250A2 WITH PHOTO-ELECTRIC RECEPTACLE. THE BALLAST SHALL BE MAG-REGULATOR TYPE FOR 120 VOLT OPERATION, ALL AS SHOWN ON THE PLANS AND/OR AS SPECIFIED.

THE LAMPS SHALL BE 100 WATT HIGH PRESSURE SODIUM AS SHOWN ON THE PLANS AND/OR AS SPECIFIED.

**NOTE:**

STREET LIGHT CONDUIT AS SHOWN ON THE PLANS AND/OR AS SPECIFIED SHALL BE INSTALLED WITHIN 2" FROM THE BACK OF CURB AND 24" BELOW TOP OF CURB, UNLESS OTHERWISE SPECIFIED.

(THIS SUPERSEDES ALL OTHER L-2 STD'S)

# CITY OF SANTA FE SPRINGS

DEPARTMENT OF PUBLIC WORKS

IMPROVEMENT STANDARDS

DESIGNED: TREZ

DRAWN: TREZ

CHECKED:

APPROVED: *[Signature]*

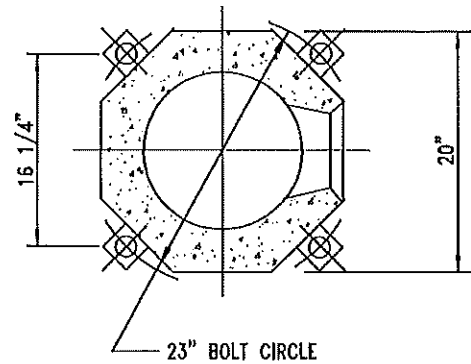
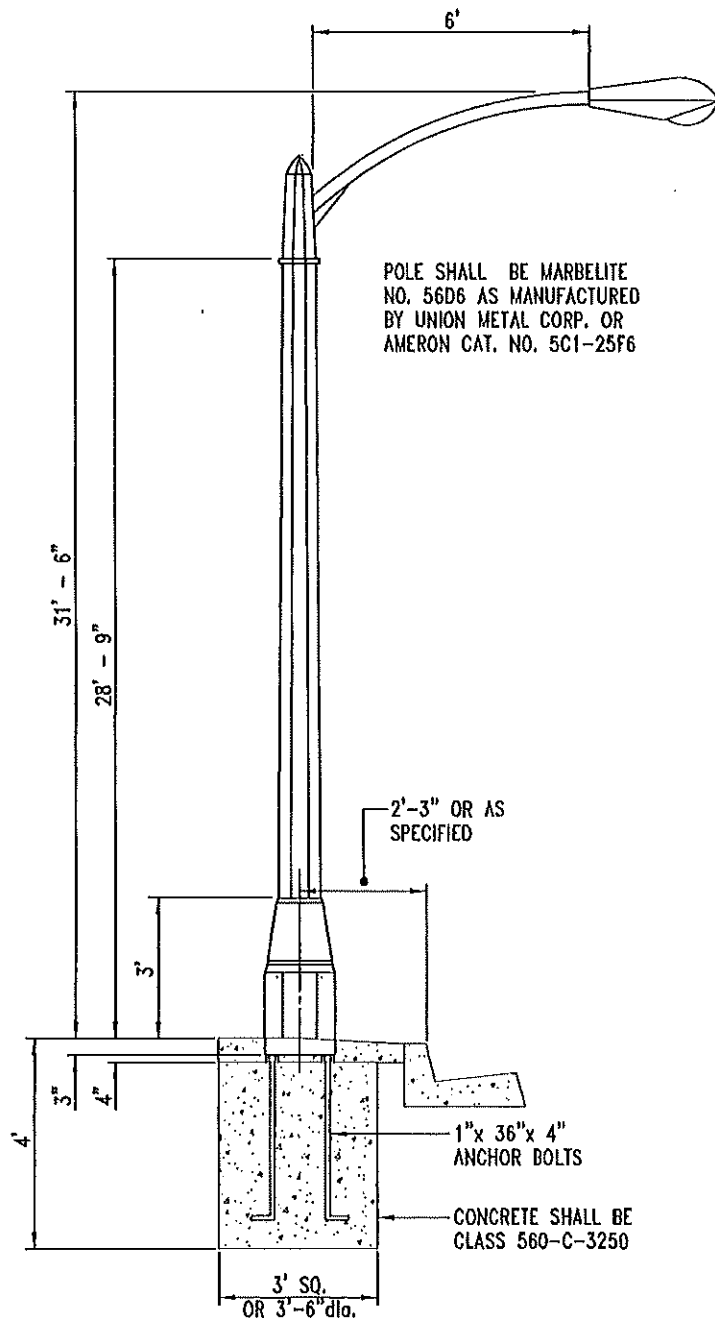
DATE: 7/13

## STREET LIGHT STANDARD

STANDARD NO.

L-2

REVISIONS:



BASE DETAIL

LUNAIRES SHALL BE G.E. TYPE M-250A2 WITH PHOTO-ELECTRIC RECEPTACLE. THE BALLAST SHALL BE MAG-REGULATOR TYPE FOR 120 VOLT OPERATION, ALL AS SHOWN ON THE PLANS AND/OR AS SPECIFIED.

THE LAMPS SHALL BE 150 WATT HIGH PRESSURE SODIUM AS SHOWN ON THE PLANS AND/OR AS SPECIFIED.

**NOTE:**

STREET LIGHT CONDUIT AS SHOWN ON THE PLANS AND/OR AS SPECIFIED SHALL BE INSTALLED WITHIN 2" FROM THE BACK OF CURB AND 24" BELOW TOP OF CURB, UNLESS OTHERWISE SPECIFIED.

(THIS SUPERSEDES ALL OTHER L-3 STD'S)

# CITY OF SANTA FE SPRINGS

DEPARTMENT OF PUBLIC WORKS

IMPROVEMENT STANDARDS

DESIGNED: TREZ

DRAWN: TREZ

CHECKED:

APPROVED: *[Signature]*

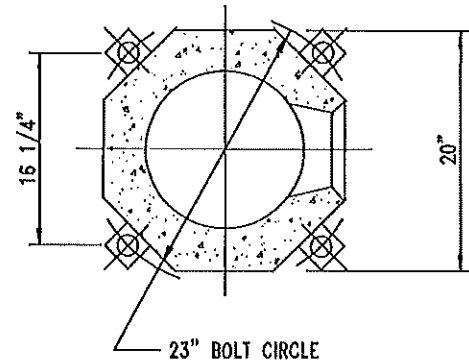
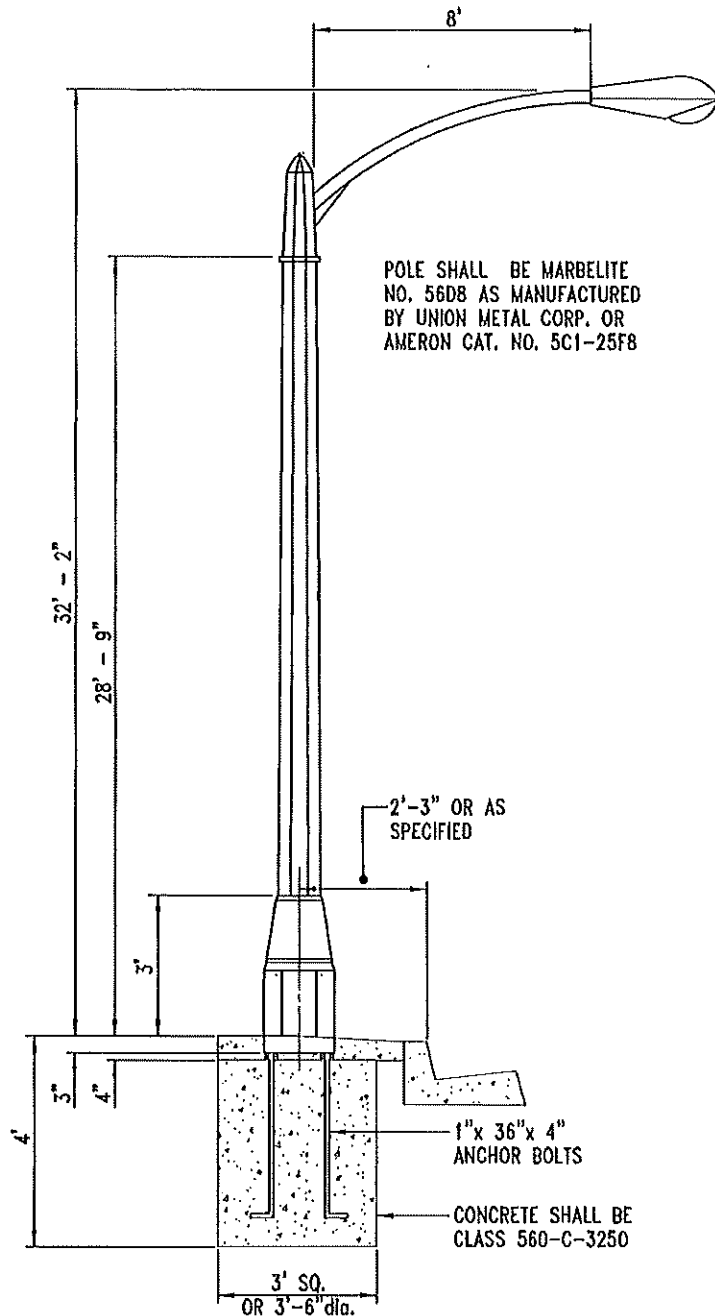
DATE: 7/13

## STREET LIGHT STANDARD

STANDARD NO.

L-3

REVISIONS:



BASE DETAIL

LUNAIRES SHALL BE G.E. TYPE M-400A2 WITH PHOTO-ELECTRIC RECEPTACLE. THE BALLAST SHALL BE MAG-REGULATOR TYPE FOR 120 VOLT OPERATION, ALL AS SHOWN ON THE PLANS AND/OR AS SPECIFIED.

THE LAMPS SHALL BE 200 WATT HIGH PRESSURE SODIUM AS SHOWN ON THE PLANS AND/OR AS SPECIFIED.

**NOTE:**

STREET LIGHT CONDUIT AS SHOWN ON THE PLANS AND/OR AS SPECIFIED SHALL BE INSTALLED WITHIN 2" FROM THE BACK OF CURB AND 24" BELOW TOP OF CURB, UNLESS OTHERWISE SPECIFIED.

(THIS SUPERSEDES ALL OTHER L-4 STD'S)

# CITY OF SANTA FE SPRINGS

DEPARTMENT OF PUBLIC WORKS

IMPROVEMENT STANDARDS

DESIGNED: TREZ

DRAWN: TREZ

CHECKED:

APPROVED: *M*

DATE: 7/13

## STREET LIGHT STANDARD

STANDARD NO.

L-4

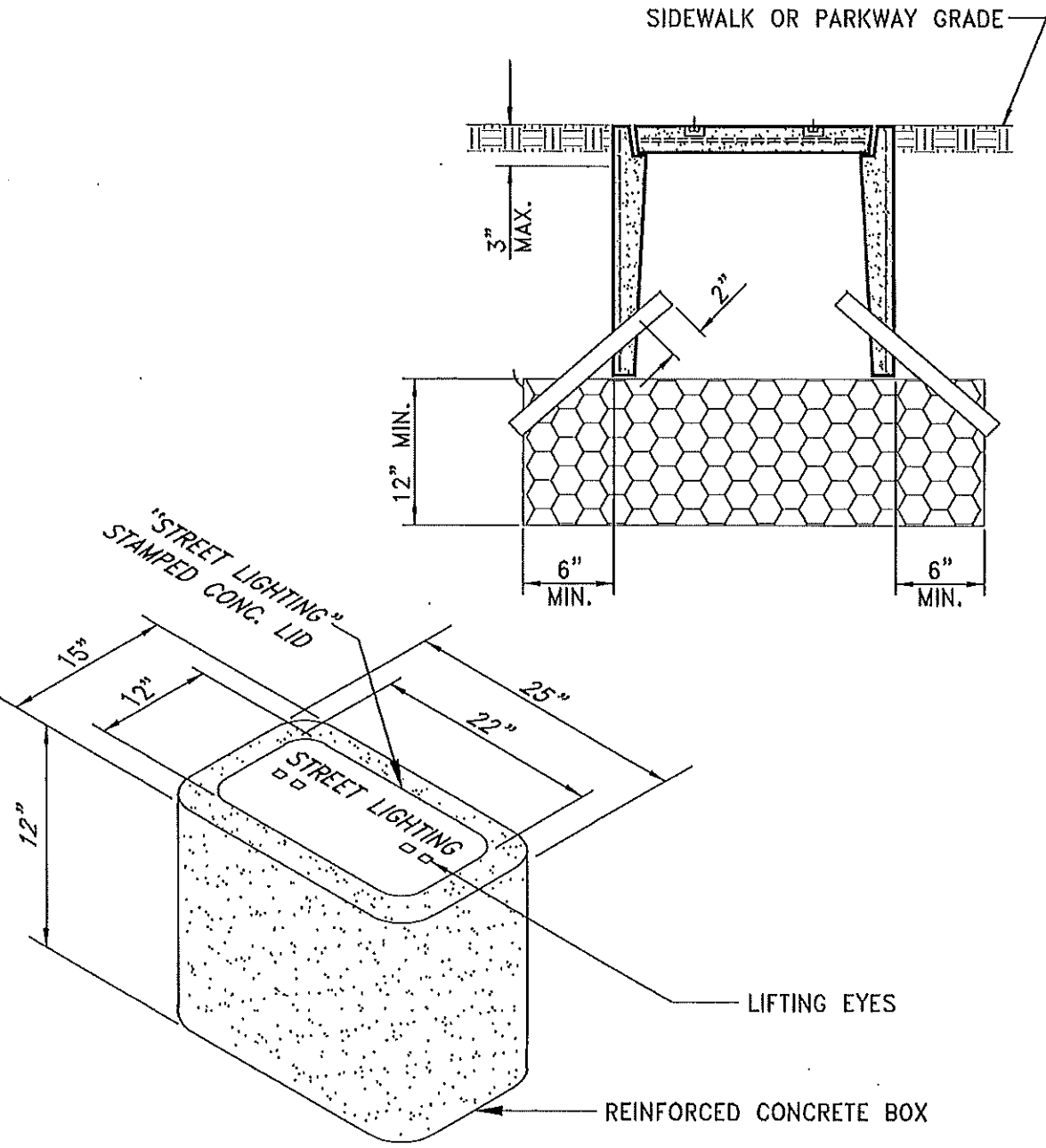
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L-5



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PULL BOX NO. 5

## CITY OF SANTA FE SPRINGS

DEPARTMENT OF PUBLIC WORKS

## IMPROVEMENT STANDARDS

DESIGNED: TREZ

DRAWN: TREZ

**CHECKED:**

APPROVED:

DATE: 2/15

STANDARD NO.

# PULL BOX DETAIL

L-6



**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

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

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

**BY:** Ivy M. Tsai, City Attorney  
Russell A. Hildebrand, Deputy City Attorney

**SUBJECT: TRANSFER OF LAKELAND AND LAUREL AFFORDABLE HOUSING  
PROPERTY TO THE CITY TO CORRECT VESTING OF TITLE AND  
FACILITATE SALE TO HABITAT FOR HUMANITY LOS ANGELES**

**DATE:** March 19, 2024

---

**RECOMMENDATION(S):**

It is recommended that the City Council and the City Council Acting as the Successor Agency to the Redevelopment Agency and Community Development Commission of the City of Santa Fe Springs:

- 1) Approve a Joint Resolution of The City Council of The City of Santa Fe Springs, The City Council Acting As The Successor Agency to The Community Development Commission of The City of Santa Fe Springs, And Acting As The Successor Agency to The Santa Fe Springs Redevelopment Agency Approving The Transfer of Certain Property Set Aside For Affordable Housing to The City of Santa Fe Springs to Fulfill The City Obligations For A Purchase And Sale Agreement With Habitat For Humanity of Greater Los Angeles And Directing The Executive Director/City Manager to Execute The Deeds And All Necessary And Related Documents to Complete The Transfer And Finding This Action Exempt From The California Environmental Quality Act

**FISCAL IMPACT**

None.

**BACKGROUND**

City and Habitat for Humanity of Greater Los Angeles entered into a purchase and sale agreement for certain real property located north of Lakeland Road on Laurel Drive, in the City of Santa Fe Springs, which includes APN's 8011-011-906, -607 & -912 (the

“Site”) in October of 2021. This site is the final part of the affordable housing development at Lakeland and Laurel which includes transitional housing and services, a mix of apartments for families, veterans and seniors which are all restricted to low or lower income levels, and a for sale component of 18 townhomes which are to be developed by Habitat for Humanity. After the dissolution of redevelopment in 2011, the vested title of these parcels was never changed to reflect transfer to the Successor Agency or the City as Housing Successor.

## **DISCUSSION**

This Site is part of a multi-faceted affordable housing project at the corner of Lakeland and Laurel. The overall project concept is the development of a transitional housing project providing services and living space to families experiencing homelessness, a restricted rent affordable senior apartment building, a restricted rent affordable apartment complex, and this final portion consisting of the Site and the construction of affordable for sale townhomes. All of the involved property was designated in the City Housing Element for development of affordable housing and was purchased for that purpose and therefore would be transferred to the City as Housing Successor by operation of law. However, the documentation for this part of the dissolution process done twelve years ago cannot be located.

After obtaining the relevant preliminary title report, the vesting of record for the Site is still shown in the Redevelopment Agency of the City of Santa Fe Springs as to Parcel A and the Community Development Commission of the City of Santa Fe Springs as to Parcel B. To correct the vesting and facilitate the closing of the sale to Habitat for Humanity of Greater Los Angeles staff recommends the City Council and the City Council acting as Successor Agency to the RDA and CDC take this action to approve a resolution to correct the public record regarding the vesting of the ownership of the parcels making up the Site.

The draft resolution actions are the Successor Agency to the Redevelopment Agency granting to the City Parcel A. The Successor Agency to the Community Development Commission granting to the City Parcel B. And the City Council approving and accepting the Grant Deeds for Parcel A and Parcel B.

## **ENVIRONMENTAL**

This transfer of property is a legal change in ownership only and does not result in any acts or actions that would have any environmental effects. The actual development project was previously analyzed under the California Environmental Quality Act and found to be categorically exempt as a Class 32 Infill Development Project.

## **SUMMARY/NEXT STEPS**

If approved, the Amendment will be effective upon execution.

**ATTACHMENT(S):**

- A. Attachment A – A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, THE CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS, AND ACTING AS THE SUCCESSOR AGENCY TO THE SANTA FE SPRINGS REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF CERTAIN PROPERTY SET ASIDE FOR AFFORDABLE HOUSING TO THE CITY OF SANTA FE SPRINGS TO FULLFILL THE CITY OBLIGATIONS FOR A PURCHASE AND SALE AGREEMENT WITH HABITAT FOR HUMANITY OF GREATER LOS ANGELES AND DIRECTING THE EXECUTIVE DIRECTOR/CITY MANAGER TO EXECUTE THE DEEDS AND ALL NECESSARY AND RELATED DOCUMENTS TO COMPLETE THE TRANSFER AND FINDING THIS ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**ITEM STATUS:**

**APPROVED:** ☐

**DENIED:** ☐

**TABLED:** ☐

**DIRECTION GIVEN:** ☐

## RESOLUTION NO. 9903

**A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, THE CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS, AND ACTING AS THE SUCCESSOR AGENCY TO THE SANTA FE SPRINGS REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF CERTAIN PROPERTY SET ASIDE FOR AFFORDABLE HOUSING TO THE CITY OF SANTA FE SPRINGS TO FULLFILL THE CITY OBLIGATIONS FOR A PURCHASE AND SALE AGREEMENT WITH HABITAT FOR HUMANITY OF GREATER LOS ANGELES AND DIRECTING THE EXECUTIVE DIRECTOR/CITY MANAGER TO EXECUTE THE DEEDS AND ALL NECESSARY AND RELATED DOCUMENTS TO COMPLETE THE TRANSFER AND FINDING THIS ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

(NORTHEAST CORNER OF LAKELAND ROAD AND LAUREL AVENUE)  
(APN'S 8011-011-906, -907 & -912)

The City Council of the City of Santa Fe Springs does resolve as follows:

### Section 1. RECITALS.

- A. WHEREAS, California redevelopment agencies, including the Redevelopment Agency of the City of Santa Fe Springs ("RDA") and the subsequently formed Community Development Commission of the City of Santa Fe Springs (CDC) were dissolved on February 1, 2012 such that the RDA and CDC are now deemed a former redevelopment agency under Health and Safety Code section 34173 and AB x1 26, as modified by Assembly Bill No. 1484 (as modified to date, the "**Dissolution Law**"), which added Parts 1.8 and 1.85 to Division 24 of the California Community Redevelopment Law (Health and Safety Code sections 33000 et seq., the (the "**CRL**").
- B. WHEREAS, pursuant to the CRL and Dissolution Law all former RDA and CDC property was designated for disposal or transfer to the City as set forth in the City's Long Range Property Management Plan or by operation of the CRL and Dissolution Law all housing functions previously performed by the former RDA and CDC, including related rights, powers, duties, obligations, and housing assets, were transferred to the City making the City the "**Housing Successor**" to the former RDA and CDC under the Dissolution Law.
- C. WHEREAS, City and Habitat for Humanity of Greater Los Angeles have entered into a Purchase, Sale and Development Agreement dated October 5, 2021 for certain real property located north of Lakeland Road on Laurel Drive, in the City of Santa Fe Springs, which includes APN's 8011-011-906, -607 & -912 (the "**Site**").
- D. WHEREAS, the Site is designated in the City Housing Element for development of affordable housing and was purchased for that purpose and therefore should have been transferred to the City as Housing Successor by operation of law.

- E. WHEREAS, Habitat for Humanity of Greater Los Angeles has proposed to develop eighteen (18) residential home-ownership units (the “**Project**”) on the Site.
- F. WHEREAS, the vesting of record for the Site, the Redevelopment Agency of the City of Santa Fe Springs as to Parcel A and the Community Development Commission of the City of Santa Fe Springs as to Parcel B, was not updated through the years to reflect the transfer of parcels to the Successor Agency or City, and now the City Council and the City Council acting as Successor Agency to the RDA and CDC desires to correct the public record regarding the vesting of the ownership of the parcels making up the Site.
- G. WHEREAS, the Grant Deeds referenced in this Resolution are executed to correct the public record and approved for the sole purpose of ensuring the Site is developed for affordable housing consistent with the City of Santa Fe Springs General Plan Housing Element.

Section 2. The City Council acting as the Successor Agency to the Redevelopment Agency of the City of Santa Fe Springs hereby grants to the City of Santa Fe Springs the property identified in Exhibit A as Parcel A, and approves a Grant Deed in substantially the form attached hereto as Exhibit B.

Section 3. The City Council acting as the Successor Agency to the Redevelopment Agency of the City of Santa Fe Springs hereby grants to the City of Santa Fe Springs the property identified in Exhibit A as Parcel B, and approves a Grant Deed in substantially the form attached hereto as Exhibit C.

Section 4. The City Council acting as the Successor Agency to the Redevelopment Agency of the City of Santa Fe Springs Board and the Successor Agency to the Community Development Commission of the City of Santa Fe Springs Board hereby directs and authorizes the Executive Director to execute the Grant Deeds for Parcel A and B, and all other related and necessary documents to complete the transfer of the property located at the northeast corner of Lakeland Road and Laurel Avenue, which includes APN's 8011-011-906, -607 & -912, to the City of Santa Fe Springs.

Section 5. The City Council hereby accepts on behalf of the City of Santa Fe Springs the Grant Deeds for Parcel A referenced in section 2 above, and Parcel B referenced in section 3 above, and the transfer of the property located at the northeast corner of Lakeland Road and Laurel Avenue, which includes APN's 8011-011-906, -607 & -912, to the City of Santa Fe Springs and the City Clerk is directed to record or have recorded the Grant Deeds, and all necessary and related documents, in the office of the Los Angeles County Recorder when fully executed and notarized.

Section 6. All procedures of the California Environmental Quality Act (“CEQA”), California Public Resources Code §21000 et seq., and the CEQA guidelines, title 14 of the California Code of Regulations, chapter 3, §15000 et seq. have been satisfied as the project is categorically exempt under CEQA guidelines sec. 15332 for in-fill development projects

of no more than 5 acres in size and the City environmental coordinator has previously filed a notice of exemption in the time frame required by law.

PASSED AND ADOPTED this 19th day of March 2024, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

---

Jay Sarno, Mayor

ATTEST:

---

Janet Martinez, City Clerk

## EXHIBIT A

### LEGAL DESCRIPTION

**The land referred to herein is situated in the State of California, County of Los Angeles, City of Santa Fe Springs and described as follows:**

Parcel A:

Parcels 2 and 3, in the City of Santa Fe Springs, County of Los Angeles, State of California, as shown on Parcel Map No. 24115, filed in [Book 266, Pages 94 and 95](#) of Parcel Maps, in the Office of the County.

Except from those portions of Parcels 2 and 3 included within the lines of the land described in Deed recorded November 13, 1952 as [Instrument No. 149 in Book 40286, Page 183](#) Official Records, all oil, all water, all gas, all other minerals or hydrocarbon substances underlying said land, as reserved by Loftus Land Co., a corporation, by Deed recorded November 13, 1952 as [Instrument No. 149 in Book 40286, Page 183](#) Official Records.

Also except from those portions of Parcels 2 and 3 included within the lines of the land described in deed recorded December 2, 1957 as [Instrument No. 1431 in Book 56164, Page 306](#) Official Records, all oil, minerals, gas or other hydrocarbon substances together with the right to drill and maintain well holes under, through, and beyond said land and to extract oil, gas or other hydrocarbon substances, together with rights of way and easements for all purposes necessary to extract oil, gas and other substances therefrom, but with no right of entry upon or through said property except below a depth of 500 feet below the present surface of the property herein, as reserved by Loftus Land Co., in Deed recorded December 2, 1957 as [Instrument No. 1431 in Book 56164, Page 306](#) Official Records.

Parcel B:

Parcel 1 of Parcel Map No. 25238, in the City of Santa Fe Springs, County of Los Angeles, State of California, as per Map filed in [Book 288, Pages 65 and 66](#) of Parcel Maps, in the Office of the County Recorder of said County.

Except from a portion of said land, all oil, gas and all other minerals or other hydrocarbon substances underlying said land, as reserved in the deed recorded September 21, 1954 in [Book 45629, Page 238](#) Official Records.

Also except from a portion of said land, all oil, gas, all other minerals or hydrocarbon substances together with the right to drill and maintain well holes, under, through and beyond said land and to extract oil, gas, or other hydrocarbon substances, together with rights of way and easements for all purposes necessary to extract oil, gas and other substances therefrom, but with no right of entry upon or through said property, except below a depth of 500 feet below the present surface, as reserved in deed recorded September 24, 1948 as [Instrument No. 969](#) Official Records.

Also except from a portion of said land, all oil, gas, or other hydrocarbon substances together with the right to drill and maintain well holes, under, through and beyond said land and to extract oil, gas, or other hydrocarbon substances, together with rights of way and easements for all purposes necessary to extract oil, gas and other substances therefrom, but with no right of entry upon or through said property, except below a depth of 500 feet below the present surface, as reserved by Loftus Land Co., in Deed recorded October 21, 1955 as [Instrument No. 607](#) Official Records.

Also except from a portion of said land, all water, oil, all gas, all other minerals or hydrocarbon substances underlying said land, as reserved by Loftus Land Co., in Deed recorded September 27, 1951 in [Book 37292, Page 364](#) Official Records.



By an instrument dated March 22, 1954, executed by Loftus Land Co., a corporation, recorded March 29, 1954 in [Book 44182, Page 434](#) Official Records, the right of entry for the purpose of exploring for, drilling, developing, producing, extracting, recovering, transporting and removing minerals, gas, oils and other hydrocarbon substances, was quitclaimed to the record owner.

APN:

(End of Legal

Description)

## EXHIBIT B – GRANT DEED

MAIL TAX STATEMENTS TO:

City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670  
Attn: City Clerk

---

(Space Above Line for Recorder's Use Only)

Documentary Transfer Tax is not shown pursuant to Section 11932 of the Revenue and Taxation Code, as amended.

### GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS ("Grantor"), does hereby grant to The City of Santa Fe Springs, a municipal corporation, for the purpose of development of affordable housing, the real property in the County of Los Angeles, State of California, described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property").

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of \_\_\_\_\_, 2024.

SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY OF THE  
CITY OF SANTA FE SPRINGS

By: \_\_\_\_\_  
Name: Rene Bobadilla  
Title: Executive Director

### Exhibit A to Grant Deed

(To be inserted by Title Company)

## EXHIBIT C – GRANT DEED

### MAIL TAX STATEMENTS TO:

City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670  
Attn: City Clerk

---

(Space Above Line for Recorder's Use Only)

Documentary Transfer Tax is not shown pursuant to Section 11932 of the Revenue and Taxation Code, as amended.

### GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS ("Grantor"), does hereby grant to The City of Santa Fe Springs, a municipal corporation, for the purpose of development of affordable housing, the real property in the County of Los Angeles, State of California, described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property").

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of \_\_\_\_\_, 2024.

SUCCESSOR AGENCY TO THE  
COMMUNITY DEVELOPMENT  
COMMISSION OF THE CITY OF SANTA  
FE SPRINGS

By: \_\_\_\_\_  
Name: Rene Bobadilla  
Title: Executive Director

### Exhibit A to Grant Deed

(To be inserted by Title Company)



**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

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

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

**BY:** Maricela Balderas, Director of Community Services

**SUBJECT: LIBRARY INNOVATION LAB GRANT ACCEPTANCE**

**DATE:** March 19, 2024

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Approve acceptance of the Library Innovation Lab Grant (grant); and
- 2) Authorize the Director of Community Services to execute all documents related to the grant for the Santa Fe Springs City Library.

**FISCAL IMPACT**

The grant award requires the grantee to provide an equal match to the amount of the award (\$5,500). Staff will be utilizing an in-kind match of City library staff salaries to meet this requirement. These salaries were appropriated in the approved Fiscal Year 2023-24 budget. Therefore, there is no impact to the General Fund.

**BACKGROUND**

The Library Innovation Lab Grant program is funded by California Humanities, an independent nonprofit organization and a partner of the National Endowment for the Humanities. The grant program supports the design and delivery of responsive and relevant public humanities programming in California public libraries. Libraries receive a ten-month practice-based professional development experience and \$5,500 to implement related programming. The Santa Fe Springs City Library is one of only 10 libraries in the State to receive funding this year.

**Library Innovation Lab Grant Acceptance**

Page 2 of 2

**ANALYSIS**

In collaboration with advisors from California Humanities, city staff will research, design, implement, and assess a short-term project between March and December 2024. This project aims to enhance the Library's program development and offerings for the Santa Fe Springs' immigrant community. Staff will acquire new skills and knowledge in program development and project management, build confidence, develop capacity in working with immigrants and other target audiences, and exercise creativity and imagination through experimenting with new programming approaches by working in a collaborative learning environment, that includes group meetings as well as individualized advising.

**ENVIRONMENTAL**

N/A

**DISCUSSION**

N/A

**SUMMARY/NEXT STEPS**

If approved, Library staff will immediately begin collaborating with California Humanities to learn how to successfully design and offer enhanced immigrant programming.

**ATTACHMENT(S):**

A. LIL24-84 Grant Agreement

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



February 27, 2024

Deborah Raia, Library Director  
Santa Fe Springs City Library  
11700 Telegraph Rd  
Santa Fe Springs, CA 90670-3658

**Grant Number: LIL24-81**  
**Grantee EIN: 95-6005874**

**California Humanities DUNS Number: 034259457**  
**CFDA Number: 45.129**  
**CFDA Name: Promotion of the Humanities Federal/State Partnership**  
**Federal Award Identification Number: SO-289878-23**  
**Agency: National Endowment for the Humanities**

Dear Deborah Raia:

Congratulations! We are pleased to inform you that California Humanities has awarded Santa Fe Springs City Library a **Library Innovation Lab Grant**. We are excited to support you in your efforts to broaden awareness and deepen understanding of issues of relevance to Californians.

We have agreed to provide a grant award up to the amount of **\$5,500**. The approved grant award period for the project is from **3/1/2024** to **12/31/2024**. Grant funds are only applicable during the approved grant period for activities related to the Library Innovation Lab project as described in Program Announcement and Guidelines.

Be sure to keep in mind that in addition to designing, implementing, and assessing a public humanities program for immigrants over the project period, the Project Director (and their sponsoring library, the Grantee) will be expected to:

- Prepare for, attend and actively participate in three cohort meetings (est. four days total)
- Actively participate in ongoing project activities, including online communication with other participants and project staff, keeping a project reflection journal, documenting activities, and assessing project outcomes,
- Match grant funds (1:1 minimum) over the life of the project with local cash or in-kind resources
- Maintain records and supply requested programmatic and budgetary information as part of the final reporting process

To receive your grant, please return a signed copy of the grant agreement with signatures from both the Authorizing Official and Project Director. Upon electronically signing this agreement, the signed copy will be automatically submitted to California Humanities.

California Humanities reserves the right to cancel this grant if a signed copy of this agreement and other application-related documents (if requested) are not received **within 60 days** of the date above. If you have any questions about submitting the grant agreement, please contact our grants administration staff at [grants@calhum.org](mailto:grants@calhum.org). All correspondence with our office should include the above grant number. For all other communications please contact Felicia Kelley, Project and Evaluation Director, at (415) 391-1474 x316 or [fkelly@calhum.org](mailto:fkelly@calhum.org).

We depend upon major support from the National Endowment for the Humanities to make these grants. **We encourage you to write your federal, state, and local representatives telling them about the importance of your work and what this grant means to you and your community.** A template will be provided for your use and we would appreciate a copy of any letters you send. Your efforts today can help make a difference in the availability of future grants.

On behalf of California Humanities, I congratulate your receipt of this award. We look forward to a stimulating humanities project.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Noguchi". The signature is fluid and cursive, with the first name "Rick" and last name "Noguchi" clearly distinguishable.

Rick Noguchi  
President and CEO

cc: Olga Gonzalez, Project Director  
Felicia Kelley, Project and Evaluation Director

## **GRANT AGREEMENT**

### **Library Innovation Lab Grant Funded by California Humanities**

**Date:** February 27, 2024

**Grant Number:** LIL24-81      **Amount:** \$5500

**Grant Period:**  
3/1/2024 to 12/31/2024

**Between California Humanities  
and  
Santa Fe Springs City Library  
(hereinafter referred to as “Grantee” and collectively with California Humanities  
referred to as “the Parties”)**

**For the project entitled:**  
*Exploring New Ways of Engaging Immigrant Communities*  
**(hereinafter referred to as “Project”)**

Upon full execution of this Grant Agreement (“Agreement”) California Humanities will disburse funds to Grantee subject to the terms and conditions set forth below:

#### **1. GRANT PAYMENTS**

The total payment by California Humanities to Grantee will not exceed the amount stated in this Agreement, the grant award letter, or any written modification thereof. At least 30 days should be allowed for the transfer of funds. California Humanities will pay \$1,000 upon receipt of a signed Agreement by Grantee to acknowledge acceptance of grant award and the provisions outlined in this Agreement. The balance of funds will be disbursed within 30 days upon receipt and approval of the Interim Report.

Submission of reports alone will not satisfy the necessary program requirements to release subsequent payments. Reports must be received, reviewed and approved by program officers and deemed to have met the requirements outlined in this Agreement and the expectations outlined in the original proposal submitted by grantee. If submitted reports are found to be unsatisfactory, subsequent payments will be cancelled and the total grant amount will be reduced.

#### **2. REPORTING REQUIREMENTS**

Grantee shall provide the following:

- a) Interim Report/Program Plan. Grantees will submit a Program Plan and Proposed Budget for approval in July 2024. Information and related documents will be provided to Grantees at the Initial Project Director convening in March 2024.



- b) Final Report. Within 90 days after the termination of the grant award period, Grantee shall submit a final report consisting of Project statistics; responses to self-evaluation questions regarding Project goals, objectives, and outcomes; complete final financial report including information on matching funds; publicity materials; and audience surveys.

A final report and two copies of any tangible product(s) produced with grant support must be submitted to and confirmed by California Humanities as compliant with the terms and conditions of this Agreement before Grantee will be eligible to apply for another grant award. Furthermore, if no final report and product(s) are submitted by the due date, Grantee's Project will be closed as "incomplete" and Grantee will not be eligible for future California Humanities funding.

Instructions on how to complete and submit the report will be available at a later date.

- c) Project-related Data and Information: Grantee agrees to work collaboratively with California Humanities personnel during and following the grant period to provide statistics and other information relating to Project outcomes. This information will be used for purposes including, but not limited to, reporting to the National Endowment for the Humanities, evaluation, publicity and marketing, and development.

### 3. ALLOWABLE COSTS

Grant funds may be expended only for Project purposes and activities described in the Library Innovation Lab program announcement or subsequently amended by California Humanities. The following costs describe what are allowable expenses for the purpose of this grant:

- a) Project-related programmatic and administrative salaries and fringe benefits
- b) Professional fees, including honoraria and stipends for humanities advisors, interviewees, artists, technical consultants, etc.
- c) Programming, publication, dissemination expenses (e.g., exhibit fabrication and installation, venue rental, web page design, videography, broadcast or screening expenses)
- d) Travel, lodging, and per-diem expenses
  - 1) Per Diem Reimbursements. Costs may not exceed the current rates allowable by California Humanities (\$61 per day for meals) and may be for lesser amounts at Grantee's discretion.
  - 2) Travel Reimbursements. Whenever possible, less than first class accommodations must be used for air or rail travel. If first class accommodations are required, they must be pre-approved by California Humanities. All air travel that is paid in whole or in part with California Humanities funds must be undertaken on U. S. flag air carriers. If traveling by automobile, the maximum mileage reimbursement rate authorized is 67 (2024) cents per mile, please refer to the following link for updated [federal reimbursement rates](#). When necessary, special provisions may be authorized.
- e) Supplies and materials for program activities
  - 1) Food Costs. When tied to Project activities, food costs are allowable with the exception of alcoholic beverages. However, food costs for purely social activities (banquets, receptions, reunions) are not allowable.
- f) Equipment (rental, unless purchase cost is less)

- g) Project-related administrative expenses including phone, postage, photocopying, and printing
- h) Marketing expenses (e.g., printing and mailing of announcements or flyers, or ad placement)
- i) Evaluation expenses
- j) Program documentation
- k) Fiscal sponsor or indirect administrative fees (not to exceed 10% of your request)

#### **4. UNALLOWABLE COSTS**

The following costs describe what are unallowable expenses for the purpose of this grant:

- a) Lobbying Activities. Using grant funds to lobby decision makers to influence federal or state legislation in any way is unallowable.
- b) Alcoholic Beverages
- c) Interest
- d) Penalties

#### **5. MISAPPLIED GRANT FUNDS**

In cases where grant funds are determined by California Humanities to have been misapplied by Grantee, Grantee agrees to repay all such funds or transfer to California Humanities all property acquired through the use of such funds.

#### **6. UNCOMMITTED GRANT FUNDS**

Any grant funds received by Grantee which remain uncommitted at the termination of the grant period must be returned by check payable to California Humanities within six months of the grant period end date, unless California Humanities provides Grantee with a written waiver of this requirement.

If Grantee cannot carry out the Project, California Humanities will determine if Grantee will need to return a portion or all of the grant funds. Grantee will be responsible for furnishing to California Humanities a summary of progress achieved under the award and an itemized accounting of charges incurred against award funds and cost sharing, if any.

#### **7. GRANT AMENDMENTS**

Amendments or Modifications. During the term of this Agreement, either California Humanities or Grantee may request amendments or modifications to the Agreement. Requests for amendment or modification shall be made in writing and shall specify the requested changes and the justification for such changes. The Parties shall review the request for modification taking into account regulations applicable to the grant program and the status and goals of the Project. If the Parties determine that the Agreement should be so amended, an amendment shall be made in writing and approved by the Parties in order to take effect. All change requests must be submitted through the California Humanities grant portal.



- a) Project Changes. Grantee is required to carry out a Project consistent with the Library Innovation Lab guidelines and the approved Program Plan. If significant changes are necessary, proposed changes and the justifications for such changes must be submitted in writing by Grantee to California Humanities for approval **before changes are implemented**. Change requests are considered on a case-by-case basis. Additional information (e.g., update on specific Project activities, an itemized list of actual expenditures to date, or revised timeline of Project activities) may be requested as needed.

Significant changes include, but are not limited to, the following:

- 1) Change of the Grant Period. All Project activities and the commitment of grant funds must occur within the period of support set out in this Agreement and grant award letter. If Project cannot be completed on schedule, an extension may be requested before the end of the original period of support. A revised Project timeline must be submitted with an amendment request.
- 2) Change in Project Director and Other Key Personnel. If changes to the Project director or other key professional personnel identified in the original proposal are necessary, short biographies and contact information for new personnel must be submitted with an amendment request. A change in the Project Director brings an automatic suspension of the grant until the new director has been approved by California Humanities.
- 3) Changes in Project Scope. The Project purpose and objectives must be consistent with those outlined in the Library Innovation Lab guidelines. Any changes to the approved Program Plan must be approved by California Humanities.
- 4) Budget Revisions. If changes to Grantee's approved Project budget involve the addition or deletion of budget items that represent more than 25% of the grant, or budget revisions due to a significant change in Project scope, a revised Project budget must be submitted with an amendment request.
- 5) Change in Grantee Organization/Fiscal Sponsor. If a change to grantee organization is deemed necessary, Grantee must provide with an amendment request 1) a written rationale for withdrawing from the Project, 2) written accounting from authorizing official of Grantee of the disposition of all funds received and disbursed by Grantee, and confirmation that all requirements of the Agreement to date have been met, and 3) a signed letter from the proposed grantee organization that attests to their commitment to the terms of the Agreement and describes their role in the Project. Once the above materials are submitted, written approval of the change in Grantee is required from the Parties and the proposed grantee organization in the form of a signed grant amendment before further action can be taken on the Project.

## **8. ACKNOWLEDGEMENT OF SUPPORT**

California Humanities requires public acknowledgment of the projects it supports, as outlined in the terms and conditions below.

**Prior to the production of materials for public information or use and/or any public presentation of the grant-supported Project, Grantee agrees to provide such**

**materials to California Humanities for approval at least 10 working days in advance. California Humanities will review the placement of logo and acknowledgement for integrity and legibility and use its best efforts to provide suggested revisions and/or approval within 5 business days of receipt.**

Unless advised to the contrary, the following acknowledgment of California Humanities support must be fully visible and/or audible on all materials publicizing or resulting from award activities, including but not limited to film, audio/radio and new media productions, publicity and press materials, Project websites, displays, exhibits, public reports, etc.:

**“This project was made possible with support from California Humanities, a non-profit partner of the National Endowment for the Humanities. Visit [www.calhum.org](http://www.calhum.org).”**

Additional acknowledgement requirements for specific formats and media include:

**New media, web-based, and interactive projects:** Grantee agrees to include, at the earliest possible date, the California Humanities logo and name, an active link to the website at [www.calhum.org](http://www.calhum.org), and the preceding credit line.

**Film productions:** For DVD packaging, public screenings, and online exhibition of both the complete production, repurposed material, webisodes, and film trailers, Grantee shall include the California Humanities animated logo at the beginning and end of the presentation and provide a separate acknowledgement to California Humanities in the film’s funder credit list.

For broadcast, Grantee shall include the California Humanities animated logo and the audible credit language above at the beginning and end of the presentation and must provide a separate acknowledgement to California Humanities in the film’s funder credit list. If, due to broadcast stipulations, Grantee is unable to use the animated logo, Grantee agrees to acknowledge California Humanities in direct relationship to the level of funding provided for the project relative to any other sources of funding. In this circumstance, Grantee will consult with California Humanities staff at the earliest possible date to approve an alternate form of acknowledgment.

**Radio and audio productions:** Grantee agrees to provide verbal acknowledgement to California Humanities with the preceding credit line following on all versions of the supported production.

**Series:** For awarded projects that constitute any form of a designated series (whether broadcast, web-based, etc.), Grantee shall provide the preceding credit, as appropriate to the format or medium, to California Humanities on each series episode or edition for the duration of the approved grant period or for the life of the media piece.

**Public events, screenings, presentations, award ceremonies, etc.:** Grantee agrees to verbally acknowledge the support of California Humanities at all such events. Whenever possible, a California Humanities staff and/or board member should be invited and given the opportunity to provide an introduction or welcome.

If due to, for example, unavoidable physical limitations of materials or broadcast stipulations, Grantee is unable to include the full acknowledgment above, the version below may be substituted:



**“This project was made possible with support from California Humanities, a partner of the NEH. Visit [www.calhum.org](http://www.calhum.org).”**

As much as possible, presentations of projects funded by the grant should be free and open to the public. If registration or admission fees are necessary, Grantee agrees to provide access to California Humanities staff and board members, free-of-charge, for such events.

**Press media:** California Humanities support should be mentioned in newspaper articles, radio interviews, and other media activities.

All printed materials publicizing or resulting from grant activities shall also include the following statement: **“Any views, findings, conclusions, or recommendations expressed in this [film] [publication] [program] [exhibition] [website] do not necessarily represent those of California Humanities or the National Endowment for the Humanities (NEH).”**

Please note that the California Humanities logos and acknowledgment language will be available for download in the Library Innovation Lab Grantee Guidebook, found on California Humanities’ grant portal.

If you have any questions regarding the forms of acknowledgment for your Project, please contact Felicia Kelley, Project and Evaluation Director at [fkelly@calhum.org](mailto:fkelly@calhum.org).

## **9. PUBLICITY AND PROMOTIONAL MATERIALS:**

Grantee agrees to work collaboratively with California Humanities staff and consultants during the grant period on the publicity and promotion of grant-supported products and activities, including providing in a timely manner information, promotional trailers, photos, etc. (hereinafter “Materials”) for California Humanities communication vehicles, such as its website, newsletters, social media sites, etc.

All Materials used by California Humanities are intended for public consumption and will be used for non-commercial purposes to promote California Humanities grantees, programs, organization, and mission. Supplied samples may represent the entire Project or a portion of it.

Please visit the Experiences and Blog sections of [www.calhum.org](http://www.calhum.org) or our social media sites (accessible from the footer of the [www.calhum.org](http://www.calhum.org) home page) for examples of how Materials may be used online. Submitted Materials become the property of California Humanities and submission does not guarantee the use or publication of the Materials online or otherwise. In submitting the Materials, Grantee hereby grants California Humanities a non-exclusive license to the Materials in whole or in part, in any form in perpetuity.

Specifications of text, images, and audiovisual Materials that may be requested for submission to California Humanities are available at [www.calhum.org](http://www.calhum.org).

## **10. ACCESS TO PRODUCED MATERIALS**

For the purposes of this Agreement, the term "Produced Materials" refers to all intellectual property, whether copyrighted or not, including but not limited to productions, displays, exhibits, books, articles, transcripts, films, tapes, and other electronic media which are produced by Grantee or by participants enlisted by Grantee as a result of/in the performance of activity funded under this grant.

Grantee understands and agrees that the purpose of all grant activity is to inform and educate members of the public on the broad areas of public concern with which this Project was intended to deal. Toward this end, California Humanities and Grantee agree to engage in a relationship of good faith and cooperation to ensure that all Produced Materials will be reasonably available to California Humanities.

California Humanities reserves a royalty-free, nonexclusive, and irrevocable right to reproduce, publish, or otherwise use any Produced Materials, including copyrighted material, created and delivered in the performance/arising out of grant activities for non-profit educational purposes. However, California Humanities' use of Produced Materials is not intended to interfere with or disadvantage Grantee in the sale and distribution of the award product.

This provision is subject to, modified by, and supplemented by any additional provisions in this Agreement covering use of rights to all Produced Materials.

## **11. COPYRIGHT**

Grantee may copyright any work that is subject to copyright and was developed, or for which ownership was purchased, under the grant.

If ownership and/or copyright of produced materials are claimed by any person other than Grantee such as scriptwriter, editor, consultant, filmmaker, author, or lecturer, Grantee agrees to take any action that shall be necessary to ensure that California Humanities retains all rights that would accrue to California Humanities under this Agreement if copyright was fully vested in Grantee. Grantee agrees to conduct its activities in such a manner and to make such agreements with any other persons wishing to copyright produced materials to ensure that California Humanities will continue to be able to exercise freely all its rights under the provisions of this Agreement.

In the event that Grantee transfers copyright or ownership of any produced materials for distribution or for any other purpose, Grantee agrees to take any action that shall be necessary to ensure that California Humanities shall continue to be able to freely exercise all rights reserved under this Agreement.

If Grantee in transferring copyright or in allowing copyright to vest in any other person fails to fully protect the rights reserved to California Humanities under this Agreement, then Grantee agrees to indemnify and hold California Humanities harmless from any claims, actions, liabilities, losses, or expenses for which California Humanities might otherwise be held responsible resulting from infringement in the use of material, invasion of privacy, libel, breach of contract, or third party indebtedness.

## **12. GRANT ACCOUNTING AND RECORD KEEPING**

- a) General. Grantee shall maintain records and accounts consistent with generally accepted accounting principles, and also shall provide for such fiscal control and fund accounting procedures as are necessary to assure proper disbursement of and accounting for grant Project funds. Accounts and supporting documentation relating to Project expenditures shall be adequate to permit an accurate and expeditious audit.
- b) Matching Funds. Grantee shall maintain records to demonstrate that any matching contributions are not less than the amount proposed in the proposal or any subsequent revision thereof. Other federal funding sources cannot be used as match. The amount of Grantee's contribution is subject to audit.
- c) In-Kind Contributions. Some objective record as to both type and value of in-kind contributions by Grantee (such as signed in-kind contribution forms) is required. When the contribution is made by a third party, written evidence from the third party is required as to both type and value. In-kind contribution reports must be kept on file by Grantee for three years following the submission of the final financial report.

## **13. PROJECT INCOME**

- a) Reporting Income. All income earned by Grantee as part of the implementation of the grant Project shall be accounted for and reported by Grantee to California Humanities.
- b) Use of Earned Income. Any income earned from, for example, registration fees, service charges, or admission fees, sales, or similar sources during the conduct of the Project shall be used by Grantee for California Humanities approved Project activities and should be reported in the final financial report. If the income cannot be so used, it shall be used to decrease charges to the grant and to Grantee's cost share.
- c) Interest on Grant Funds. Grantee may not earn interest in excess of \$250 on grant funds in a fiscal year.

## **14. AUDITS**

California Humanities may inspect and audit Grantee's financial accounts and records or may designate a qualified person to do so on its behalf, at any time during reasonable business hours and with such frequency as may be deemed necessary. Inspection and audit may include prefunding visits to determine the adequacy of Grantee's accounting system. In addition, the National Endowment for the Humanities and the United States General Accounting Office may conduct inspections and audits when and to the extent deemed advisable.

FINANCIAL RECORDS MUST BE KEPT ON FILE FOR A MINIMUM OF THREE YEARS FOLLOWING THE TERMINATION OF THE GRANT PERIOD. The required retention period may be extended by written notification from either California Humanities or the National Endowment for the Humanities.

This requirement also includes the right of the federal government to make an audit of any third-party accounts related to the grant.



## **15. DATA COLLECTION**

Grantee may collect information from the public in connection with a research or other general-purpose project on its own initiative. Grantee shall not, without prior approval from California Humanities, in any way represent that the information is being collected by or for California Humanities or the National Endowment for the Humanities.

## **16. ENTIRE AGREEMENT**

This Agreement is the complete and integrated agreement between Grantee and California Humanities. Any changes to this Agreement must be formally requested in writing to California Humanities. No prior or contemporaneous oral agreements between Grantee and California Humanities shall be of any force or effect.

## **17. COMPLIANCE**

Grantee certifies that it is in compliance with the provisions on Title VI of the Civil Rights Act of 1964; Title IX of the Education Amendments of 1972; the Age Discrimination Act of 1975; Section 504 of the Rehabilitation Act of 1973; the Americans with Disabilities Act of 1990; the Byrd Anti-Lobbying Amendment; the Native American Graves Protection and Repatriation Act of 1990; the National Historic Preservation Act of 1966; the U.S. Constitution Day Education Program; the Coordination of Geographic Information and Related Spatial Data; Labor Standards under Sections 5(i) and 7(g) of the National Foundation of the Arts and Humanities Act of 1965; and the regulations issued pursuant thereto by the National Endowment for the Humanities (Code of Federal Regulations, Title 45, Chapter XI).

Grantee confirms its non-profit status and is not debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs in violation of the regulations implementing Executive Order 12549 "Debarment and Suspension." Further, in accordance with Public Law 111-88 Sec.427, no funds made available under or through an NEH award may be distributed to the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries.

## **18. NON-COMPLIANCE**

Should California Humanities find Grantee to be non-compliant with regard to any of the conditions set forth in this Agreement, California Humanities agrees to give written notice of non-compliance and give Grantee thirty (30) days to remedy the non-compliance cited by California Humanities. Under such circumstances, California Humanities may, at its option, suspend its duties to pay all or any remaining grant monies unless non-compliance is remedied by Grantee within the thirty (30) day time period. If Grantee fails to remedy said non-compliance, California Humanities reserves the right to terminate this Agreement. If California Humanities terminates this Agreement for reasons of non-compliance, Grantee agrees to return any unobligated funds along with any funds expensed for purposes unallowable under the terms and conditions of this Agreement. Settlement of irrevocable obligations properly incurred shall be eligible for reimbursement by funds granted under this Agreement.



**19. INDEMNITY**

In addition to the provisions of Section 18, the Parties agree to indemnify and hold each other and their predecessors, successors, directors, officers, employees, and agents harmless from any and all claims, demands, causes of action, and liabilities, except for those arising out of the sole gross negligence or willful misconduct of a Party in the performance of the obligations set forth in this Agreement.

**Library Innovation Lab  
Grant Agreement Signature Page**

**Date:** February 27, 2024  
**Grant Number:** LIL24-81  
**Grant Amount:** \$5500  
**Grant Period:** 3/1/2024 to 12/31/2024

**Project Title:** *Exploring New Ways of Engaging Immigrant Communities*

**Name and Address of Grantee Organization:**

Santa Fe Springs City Library  
11700 Telegraph Rd  
Santa Fe Springs, CA 90670-3658

Please check the box below that applies to your organization in completing this statement:  
In the preceding completed fiscal year, Grantee...

☐

**DID receive...**

☒

**DID NOT receive...**

- (1) 80 percent or more of its annual gross revenues in U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements; AND
- (2) \$25,000,000 or more in annual gross revenues from U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements.

By signing this Agreement and accepting the California Humanities grant, Grantee assumes legal, financial, administrative, and programmatic responsibility for administering the award in accordance with all of the provisions and conditions set forth in this Agreement.

Deborah Raia  
Name of Authorizing Official at Grantee Organization

Library Director  
Title of Authorizing Official at Grantee Organization

Signature of Authorizing Official at Grantee Organization

Date

By signing this Agreement, Project Director named below acknowledges, understands, and agrees to comply with the terms set forth in this Agreement.

Olga Gonzalez  
Print Name of Project Director

Signature of Project Director

Date

Upon electronically signing this agreement, the signed copy will be automatically submitted to California Humanities. If you have any questions about submitting the Agreement, please contact our grants administration staff at [grants@calhum.org](mailto:grants@calhum.org).