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

Notice of Availability of Surplus Property December 7, 2023

To: Whom It May Concern (Via Electronic Mail)

As required by Government Code Section 54220 of the State of California, the City of Santa Fe Springs is providing notification that the City intends to sell the surplus property included in this letter.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the City of your interest in acquiring the property. However, this offer shall not obligate the City to sell the property to you. Instead, the City would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, or lease terms, the City may market the property to the general public.

As required by Government Code Section 54227, if the City receives more than one letter of interest during this 60 day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the City in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail. Notice of your interest in acquiring the property shall be delivered to the Director of Planning, Wayne Morrell, at 11710 Telegraph Road, Santa Fe Springs, CA 90670. You may also direct your questions to the Director of Planning, Wayne Morrell, at WayneMorrell@santafesprings.org, with copy to the Administrative Assistant, Anh Wood, at AnhWood@santafesprings.org or by calling (562) 868-0511 Ext. 7362.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

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City Manager
René Bobadilla, PE, City Manager

Property Information: Sculpture Garden


ADDRESS	No Address		
APN	8009-007-930	ZONING	MU-DT (Mixed-Use – Downtown)
SIZE	4.05 Acres	APPRAISED VALUE	\$4,575,000 Appraisal (July 12, 2017)
DESCRIPTION	<p>The site is comprised of a single parcel of ±4.05 acres, located at the southwest corner of Telegraph Road and Norwalk Boulevard. Collectively, APN 8009-007-930 and the adjacent parcel, APN 8009-007-932, are referred to as the Sculpture Garden, because of the numerous sculptures, water features, and artwork contained within their boundary. The site currently houses historical memorabilia consisting of 13 sculptures depicting Santa Fe Springs' history from the time of the Gabrielino Indians to the present. Historically, the subject property was operated as part of an oil field with wells, tanks, and sumps, primarily between the early 1920s and the 1960s. A gas station was present (the easterly portion of the property) from 1952-1968. There is a building permit on file for the demolition of the gas station in 1969. A helipad was located in the western portion of the subject property from 1992 through at least 1994. A portion of a large trucking facility primarily located to the south of the property was present from 1968-1986. The City acquired this site for governmental use as a sculpture garden in December of 1983. The City intends to preserve the area currently occupied by the 13 sculptures and bridge access. It</p>		

LOCATION MAP




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	is possible, however, that the area occupied by the 13 sculptures can be incorporated into a future development.	
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ADDRESS	No Address		
APN	8009-007-931	ZONING	MU-DT (Mixed-Use – Downtown)
SIZE	1.04 Acres (Net) 1.07 Acres (Gross)	APPRAISED VALUE	\$2,038,000 Appraisal (January 4, 2019)
DESCRIPTION	<p>The site is comprised of one parcel, located at the southwest corner of Telegraph Road and Norwalk Boulevard. It is one of two parcels comprising the Sculpture Garden. The property was historically operated as an oil field from the 1920s through the 1960s with parts of an oil field sump and a tank farm used for crude oil storage within its boundaries. It was redeveloped as part of the Heritage Springs Sculpture Garden in the 2000s. It is also the former location of a proposed Hilton Garden Inn hotel, with six-story, with one story being underground parking, 110 rooms, 122 parking spaces, a full-service restaurant, a rooftop bar, and a conference room.</p>		<p style="text-align: center;">LOCATION MAP</p> 

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Property Information: Former Chevron Site

ADDRESS	12171 Telegraph Road		
APN	8005-012-902	ZONING	MU-DT (Mixed-Use – Downtown)
SIZE	0.89 Acres	APPRAISED VALUE	\$1,555,000 Appraisal (September 1, 2017)
DESCRIPTION	<p>The site is comprised of a single parcel of ±39,070 sq. ft. and is located at the northwest corner of Telegraph Road and Norwalk Boulevard. It is referred to as the Chevron site because it was the location of a Chevron gas station that was closed in 2004. There is a bus shelter cutout on the Telegraph Road frontage, measuring 6.75 feet by 25 feet, and containing 169 sq. ft. Further, the site may require a street dedication along the Norwalk Boulevard frontage for a right turn lane, measuring approximately 12 feet by 200 feet, and containing 2,400 sq. ft of land area. For any future development on the site, the two oil and gas wells will need to be re-abandoned to current CalGems standards. The site has been vacant since 2004.</p>		<p style="text-align: center;">LOCATION MAP</p> 

Environmental Assessment

Sculpture Garden(APN) 8009-007-930

The Sculpture Garden has a total of six (6) previously abandoned oil and gas wells, all located within the ±4.05-acre parcel (APN: 8009-007-930). In 2021, estimates to abandon Matern 1 (AP1 04-037-09004) and Matern 3-8 (AP1 04-037-16181) were \$997,111.55 and \$360,097.15, respectively. Estimated costs were not obtained for the other four wells. A gas station was formerly present at the northeast corner of the site between 1952 and 1968. The gas station contained at least two 5,000-gallon underground storage tanks (USTs) and two cesspools/seepage pits. No reports or records have identified the removal of the USTs or spills from the gas station. A Phase I environmental Assessment report was done by Waterstone Environmental, Inc. in 2018. A Phase I environmental Assessment and Limited Phase II Sampling report was also done in 2022. The Phase I was done for both APNs 8009-007-930 and 8009-007-931). It should be noted that before

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the recordation on Parcel Map No. 82014, the area of the Sculpture Garden was identified with APNs 8009-007-915 and 928. Waterstone notes and recommends the following if a new site development is planned.

1. A Soils Management Plan (SMP) should be prepared so that earth-moving activities are performed in accordance with procedures set forth in the SMP in the event oily soils, pipelines, USTs, septic, or other underground features are observed.
2. It is likely that a vapor survey will be required by the City prior to new development; and
3. It is also possible that a vapor barrier will be necessary based on the soil vapor survey results which should include volatile compounds including methane; and
4. The oil wells located in areas of new development will likely need to be re-abandoned to meet current standards; and
5. Should the area of the former gas station become a portion of the new development, the former gas station area should be assessed to evaluate whether underground features such as USTs and septic have been removed and soil samples collected to evaluate whether spills or leaks occurred. If soil sample analysis results indicate elevated chemical compounds, it is possible remedial action will be required.

DISCLAIMER:

Any party intending to rely upon the environmental assessment reports SHOULD independently determine whether the scope of services meets their expectations for an acquisition or other type of transaction. The environmental assessments should not be relied upon by a third party unless that party contracts with Waterstone to provide a Reliance Letter. Any reuse of Waterstone reports or data will be at the user's sole risk and liability.

Sculpture Garde (APN 8009-007-931)

The subject APN does not have any oil and gas wells. A Phase I environmental Assessment report was done by Waterstone Environmental, Inc. in 2018. A Phase I environmental Assessment and Limited Phase II Sampling report was also done in 2022. The Phase I was done for both APNs 8009-007-930 and 8009-007-931). It should be noted that before the recordation on Parcel Map No. 82014, the area of the Sculpture Garden was identified with APNs 8009-007-915 and 928. As previously mentioned, APN 8009-007-931 is also the location of a ***proposed*** Hilton Garden Inn hotel. Although the hotel was never constructed, an Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program was prepared for the proposed hotel. Waterstone also prepared a Limited Confirmation Site Assessment and Soil Profiling report.

The purpose of the Limited Assessment was to: (1) confirm the removal of oily soil during past remedial activities; (2) determine whether any residual contaminated soil will be disturbed by the Development and require further assessment; and (3) estimate the scope of soil removal. Notwithstanding, for any future development to occur, the following is recommended

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1. A Soils Management Plan (SMP) should be prepared so that earth-moving activities are performed in accordance with procedures set forth in the SMP in the event oily soils, pipelines, USTs, septic, or other underground features are observed. to address any ground disturbances properly, taking into account the foreseeable pipelines, oily soils, or other underground features that may be present; and
2. It is likely that a vapor survey will be required by the City prior to new development; and
3. It is also possible that a vapor barrier will be necessary based on the soil vapor survey results which should include volatile compounds including methane; and
4. The oil wells located in areas of new development will likely need to be re-abandoned to meet current standards; and
5. Should the area of the former gas station become a portion of the new development, the former gas station area should be assessed to evaluate whether underground features such as USTs and septic have been removed and soil samples collected to evaluate whether spills or leaks occurred. If soil sample analysis results indicate elevated chemical compounds, it is possible remedial action will be required.

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Former Chevron Site

As indicated by its name, a gas station operated from this site between 1974 and 2004. Prior to the gas station operation, the site was part of the oil and gas operation in the early 1900's. As such, two (2) previously abandoned oil and gas wells exist on the site. Similarly to the Sculpture Garden, the redevelopment of the Former Chevron Site may require additional remediation such as a vapor barrier, or necessitate the re-abandonment of the oil and gas wells.

Copies of all reports and assessments mentioned above are available upon request.

If you have any questions, please contact the Director of Planning, Wayne Morrell, at WayneMorell@santafesprings.org, with a copy to the Administrative Assistant, Anh Wood, at AnhWood@santafesprings.org or (562) 868-0511 Ext. 7362.