

AGENDA

REGULAR MEETINGS OF THE SANTA FE SPRINGS
HOUSING SUCCESSOR
SUCCESSOR AGENCY
AND CITY COUNCIL

January 3, 2023 6:00 P.M.

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

> Council Chambers 11710 Telegraph Road Santa Fe Springs, CA 90670

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

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

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

Zoom Meeting ID: 521620472 Password: 659847

<u>Telephonically:</u> Dial: 888-475-4499 Meeting ID: 521620472

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

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

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

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

City of Santa Fe Springs

Regular Meetings January 3, 2023

1. CALL TO ORDER

2. ROLL CALL

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

- 3. INVOCATION
- 4. | PLEDGE OF ALLEGIANCE
- 5. INTRODUCTIONS

HOUSING SUCCESSOR

No items to be considered under the Housing Successor Agency

SUCCESSOR AGENCY

6. CONSENT AGENDA

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

Adopt Resolution SA-2023-001 Approving the Successor Agency's Recognized Obligation Payment Schedule (ROPS 23-24) and Administrative Budget for the Period July 1, 2023 through June 30, 2024 (Finance)

Recommendation:

Adopt Resolution SA-2023-001.

CITY COUNCIL

7. CONSENT AGENDA

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

a. Minutes of the November 30, December 13 and 15, 2022 Special City Council Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.
- A Resolution of the City Council Reaffirming the Existence of a Local Emergency
 <u>Due to the Threat of COVID-19 (pursuant to Government Code section 8630) (City Attorney)</u>

Recommendation:

Adopt Resolution No. 9842:
 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE

Regular Meetings January 3, 2023

SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19.

c. <u>A Resolution of the City Council Affirming Authorization of Remote Teleconference</u> <u>Meetings (City Attorney)</u>

Recommendation:

- Adopt Resolution No. 9843:
 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AFFIRMING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY.
- d. Acceptance of 2020 State Homeland Security Program (SHSP) Funds for the Repair, Maintenance, and Fabrication of Props at the Santa Fe Springs Regional Training Center (Fire)

Recommendation:

- Accept 2020 State Homeland Security Program (SHSP) funds in the amount of \$35,700 and authorize the repair, maintenance, and fabrication of props at the Santa Fe Springs Regional Training Center to be completed by Southland Custom Restorations.
- e. <u>Purchase of One (1) 2023 New/Unused Ford Transit Connect from Central Sales</u> & Leasing (Finance)

Recommendation:

- Accept the bid;
- Appropriate \$5,000 from the general equipment replacement fund to fully fund this vehicle purchase; and
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$39,810.85 to Central Sales & Leasing.
- f. Purchase of One (1) 2023 New/Unused F-450 Stake Bed Truck from Fairway Ford (Finance)

Recommendation:

- Accept the bids;
- Appropriate \$16,000 from the general equipment replacement fund to fully fund this vehicle purchase; and
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$75,921.79 to Fairway Ford.
- g. <u>Valley View Avenue / Rosecrans Avenue Intersection Improvements Final Payment (Public Works)</u>

Recommendation:

 Approve the Final Payment to Diamond Construction and Design of La Habra, California, for \$237,825.26 (Less 5% Retention) for the subject project. Regular Meetings January 3, 2023

h. Agreement with Los Angeles County Department of Public Works to Participate in the County's Washington Boulevard Traffic Signal Synchronization Program (TSSP) (Public Works)

Recommendation:

- Approve the Agreement with Los Angeles County Department of Public Works to participate in LA County's Washington Boulevard Traffic Signal Synchronization Program; and
- Authorize the City Manager to execute the Agreement on behalf of the City.
- i. <u>General Motion to Waive Full Reading and Read Ordinance by Title Only Pursuant</u> to California Government Code Section 36934 (City Clerk)

Recommendation:

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

PUBLIC HEARING - ORDINANCE FOR ADOPTION

8. Ordinance No. 1116 – An ordinance of the City of Santa Fe Springs amending Section 150.001 (Building Code Adopted) of Chapter 150 (Building Regulations) of the Municipal Code by adopting by reference the 2023 Edition of the Los Angeles County Building Code (Title 26), Electrical Code (Title 27), Plumbing Code (Title 28), Mechanical Code (Title 29), Residential Code (Title 30), Green Building Standards Code (Title 31) and Existing Building Codes (Title 33). (City of Santa Fe Springs) (Planning)

Recommendation:

- Open the Public Hearing;
- Receive any comments from the public;
- Adopt Ordinance No. 1116; and
- Make the determination that this action is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) under the general rule contained in Section 1506(b)(3) and Public Resource Code Section 21080(b)(15).

PUBLIC HEARING - ORDINANCE FOR INTRODUCTION

9. Ordinance No. 1125 – Public Hearing for Granting a Franchise to Cardinal Pipeline, L.P. for Maintenance and Operation of Pipeline in City Streets (Public Works)

Recommendation:

- Open the Public Hearing noted in Resolution No.9838, adopted December 6, 2022;
- Receive any comments from the public regarding granting a franchise to Cardinal Pipeline, L.P.; and
- Introduce Ordinance No. 1125, which would grant a franchise to Cardinal Pipeline, L.P.
- Waive full reading and read Ordinance by title only.

Regular Meetings January 3, 2023

PUBLIC HEARING - ORDINANCE FOR INTRODUCTION

Ordinance No. 1126 – Public Hearing for Granting a Franchise to Crimson California Pipeline, L.P., for Maintenance and Operation of Pipeline in City streets (Public Works)

Recommendation:

- Open the Public Hearing noted in Resolution No. 9837, adopted December 6, 2022;
- Receive any comments from the public regarding granting a franchise to Crimson California Pipeline, L.P.; and
- Introduce Ordinance No. 1126, which would grant a franchise to Crimson California Pipeline, L.P.
- Waive full reading and read Ordinance by title only.

NEW BUSINESS

11. Appointments to Council Committees and Commissions (City Clerk)

Recommendation:

- Appoint Advisory Committee Members/Commissioners;
- Appoint Council liaisons to each Advisory Committee;
- Appoint Council representatives to Council Sub-Committees and External Council Committees.
- 12. Residential Streets Improvements South of Florence Avenue (Triangle) and Longworth Avenue (Orr and Day Road to Harvest Avenue) Authorization to Advertise for Construction Bids (Public Works)

Recommendation:

- Combine the I-5 Caltrans Florence Street Mitigation (Residential Street Longworth Avenue) and I-5 Caltrans Florence Street Mitigation (Residential Streets South of Florence Avenue) Projects;
- Transfer Utility Users Tax CIP funds from I-5 Caltrans Florence Street Mitigation (Residential Street Longworth Avenue) (Account PW220007/\$300,000), to the I-5 Caltrans Florence Street Mitigation (Residential Streets South of Florence Avenue) (PW220002);
- Rename the I-5 Caltrans Florence Street Mitigation (Residential Streets South of Florence Avenue) project to Residential Streets Improvements South of Florence Avenue (Triangle) and Longworth Ave (Orr & Day to Harvest Ave);
- · Approve the Plans and Specifications; and
- Authorize the City Engineer to advertise for construction bids.
- 13. Los Nietos Park Parking Lot Improvements Authorization to Advertise for Construction Bids (Public Works)

Recommendation:

- Approve the Plans and Specifications; and
- Authorize the City Engineer to advertise for construction bids.
- **14.** Approval of Tract Map No. 83383 (Public Works)

Recommendation:

Regular Meetings

- Approve Tract Map No. 83383;
- Find that Tract Map No. 83383 together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Authorize the City Engineer and City Clerk to sign Tract Map No. 83383.

15. PRESENTATIONS

- a. Presentation from Cindy Jarvis Relay for Life (City Manager)
- b. 2022 Holiday Home Decorating Contest Winners (Community Services)
- **PUBLIC COMMENTS** This is the time when comments may be made by members of the public on matters within the jurisdiction of the City Council, on the agenda and not on the agenda. The time limit for each speaker is three minutes unless otherwise specified by the Mayor.
- 17. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS
- 18. COUNCIL COMMENTS
- 19. ADJOURNMENT

I, Janet Martinez, City Clerk for the City of Santa Fe Springs, do hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; City's website at www.santafesprings.org; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Janet Martinez, CMC, City Clerk

Date Posted

Successor Agency

January 3, 2023

CONSENT AGENDA

Adopt Resolution SA-2023-001 Approving the Successor Agency's Recognized Obligation Payment Schedule (ROPS 23-24) and Administrative Budget for the Period July 1, 2023 through June 30, 2024

RECOMMENDATION(S)

Adopt Resolution SA-2023-001

BACKGROUND

State legislation, ABX1 26 and AB 1484, created Successor Agencies, which are tasked with the responsibility of winding down former Redevelopment Agencies. As a requirement of the wind down process, the Successor Agencies were originally required to provide a Recognized Obligation Payment Schedule ("ROPS") every six months identifying overall outstanding debt for all enforceable obligations with the Agency, as well as the estimated amount needed for each of those obligations during the six-month period covered by that ROPS. Effective July 1, 2016, the ROPS period changed from semi-annual to annual. In addition, Successor Agencies are required to prepare an Administrative Budget detailing the anticipated administrative costs associated with carrying out the responsibilities of the Successor Agency.

The ROPS and Administrative Budget are required to be considered and approved by the Oversight Board ("OB"). Once approved, the ROPS and the OB Resolution are submitted to the California Department of Finance ("DOF") for subsequent review and final approval. The approved ROPS is then used by Los Angeles County to distribute property tax funds from the Redevelopment Property Tax Trust Fund ("RPTTF") to the Successor Agency in order to pay the approved obligations. The RPTTF deposits consist of the tax increment formerly allocated to the Community Development Commission. Any RPTTF deposits in excess of the approved obligations are distributed to various taxing agencies, including the City.

Attached for approval is the annual ROPS covering the period of July 1, 2023 through June 30, 2024. The ROPS has been prepared using the format mandated by DOF. In addition to listing the enforceable obligations, the ROPS includes a summary, as well as a table detailing the available balances retained by the Successor Agency.

The obligations reported on this ROPS are consistent with prior periods and include bond debt service payments, professional services, property management, and administrative costs.

Obligations to be funded with distributions from the RPTTF and reserves during fiscal year ("FY") 2023-24 are summarized as follows:

Report Submitted By: Travis Hickey Finance & Administrative Services

Date of Report: December 30, 2022

City of Santa Fe Springs

Successor Agency

 Bonded Debt Payments (23-24A)
 \$ 12,556,191

 Bonded Debt Payments (23-24B)
 9,745,881

 Administrative Cost Allowance
 289,981

 Property Management Costs
 28,000

 Professional Fees
 20,000

 Total
 \$ 22,640,053

The September 2023 bond payment (\$12,556,191) includes \$12,172,500 which was received by the Successor Agency in January 2023 because it was previously approved on the ROPS for FY 2022-23. However, the amount is required to be included on the ROPS to reflect the distribution which will be made from fiscal agent accounts in September 2023 (ROPS 23-24A period). This amount will not be included in the RPTTF distribution to be received in June 2023.

The proposed Administrative Budget (attached) consists of the Successor Agency's personnel and non-personnel operating costs anticipated for Fiscal Year 2023-24. The Successor Agency personnel along with the approximate percentage of staff time spent on Successor Agency activities includes: City Manager (3%), Director of Finance & Administrative Services (10%), Director of Planning (5%), Finance Manager (6%), Senior Budget Analyst (5%) two Accountants (14% & 13%) and City/Successor Agency Clerk (7%). Non-personnel costs include Successor Agency legal counsel (Jones & Mayer), auditing services (Clifton Larson Allen), miscellaneous professional services, and travel and meeting costs. In addition to these costs, there is a City Support Services cost, which consists of a cost allocation using the City's standard overhead rate.

Under HSC Section 34171(b), the annual administrative cost allowance is the greater than 3% of property taxes allocated to the Successor Agency in the prior year or \$250,000. The amount claimed on the ROPS 23-24 is based on the property tax allocation method and amounts to \$289,981.

The OB is scheduled to approve the ROPS 23-24 at their meeting on January 17, 2023. The approved ROPS 23-24 must be submitted to DOF by February 1, 2023.

FISCAL IMPACT

As detailed in the ROPS, the funding for listed obligations in the amount of \$22,640,053 will be from the RPTTF and reserves.

Travis Hickey

Acting City Manager

Report Submitted By: Travis Hickey Finance & Administrative Services

Date of Report: December 30, 2022

January 3, 2023



Successor Agency

January 3, 2023

Attachment(s):

- 1. Resolution SA-2023-001
- 2. Exhibit A ROPS for July 1, 2023 through June 30, 2024 (ROPS 23-24)
- 3. Exhibit B Administrative Budget for July 1, 2023 through June 30, 2024

APPROVED: ITEM NO.:

RESOLUTION NO. SA-2023-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ACTING AS SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION/REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS APPROVING THE SUCCESSOR AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR JULY 1, 2023 THROUGH JUNE 30, 2024 (ROPS 23-24)

THE CITY COUNCIL ACTING AS SUCCESSOR AGENCY HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to its responsibility set forth in Section 34180(9) of the California Health and Safety Code, the City Council hereby approves the Successor Agency's Recognized Obligation Payment Schedule (ROPS), attached hereto as Exhibit "A", as described in Sections 34171 and 34177 of the aforesaid Code, for the period July 1, 2023 through June 30, 2024.

SECTION 2. The City Council hereby approves the Successor Agency's Administrative Budget, attached hereto as Exhibit "B", as described in Section 34171 of the California Health and Safety Code, for the fiscal period of July 1, 2023 to June 30, 2024.

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

SECTION 4. The City Clerk shall certify to the adoption of this Resolution.

SECTION 5. The Successor Agency's officials and staff are hereby authorized and directed to transmit this Resolution and take all other necessary and appropriate actions as required by law in order to effectuate its purposes.

APPROVED and ADOPTED this 3rd day of January. 2023 by the following roll call vote:

AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	Juanita Martin, Mayor
ATTEST:	
Janet Martinez, CMC, City Clerk	

23-24

Recognized Obligation Payment Schedule (ROPS 19-20) - Summary Filed for the July 1, 2019 through June 30, 2020 Period

Successor Agency: Santa Fe Springs County: Los Angeles 23-24A 23-24B 19-20A Total 19-20B Total ROPS 23-24 Total **Current Period Requested Funding for Enforceable Obligations (ROPS Detail)** (July - December) (January - June) ROPS-19-20-Total Enforceable Obligations Funded as Follows (B+C+D): Α \$ 12,172,500 \$ 12,172,500 В **Bond Proceeds** С Reserve Balance 12,172,500 12,172,500 Other Funds D Е Redevelopment Property Tax Trust Fund (RPTTF) (F+G): 552,681 \$ 9,914,872 \$ 10,467,553 **RPTTF** 407,691 9,769,881 10,177,572 G Administrative RPTTF 144,990 144,991 289,981 **Current Period Enforceable Obligations (A+E):** 12,725,181 \$ н \$ 9,914,872 \$ 22,640,053

Certification of Oversight Board Chairman: Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name	Title
/s/	
Signature	Date

23-24 Santa Fe Springs Recognized Obligation Payment Schedule (ROPS 19-20) - ROPS Detail

July-1,-2019 through June 30, 2020 - July 1, 2023 through June 30, 2024																					
		1	1		T				nts in Whole Do							1	1	1		-	
A B	С	D	E	F	G	н	1	J	к	L	м	N	0	Р	Q	R	S 00 0	ID T	U	v	w
											23-24/ 19-20A	(July - Decer	mber)				19-20	B (January -	June)		
									ROPS 23-24			und Sources			23-24A			Fund Source			23-24B
Item # Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Pavee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 19-20 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	19-20A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	19-20B Total
5 2006 Tax Allocation Bonds Series			9/1/2028	US Bank	Redevelopment Activities	Consolidated	\$ 28,327,125 26.445.000	N	\$ 22,640,053 \$ 21.170.000	\$ 0	\$ 12,172,500 \$ 11.805.000	0	\$ 407,691	\$ 144,990	\$ 12,725,181 \$ 11.805.000	\$ 0	\$ 0	\$ 0	\$ 9,769,881 9.365.000	\$ 144,991	\$ 9,914,872 \$ 9,365,000
11 2010 SERAF Loan	City/County Loan (Prior 06/28/11), Cash exchange	5/10/2010	6/30/2018	2006 CDC Bond Fund	Loan to Fund 2010 SERAF Payment	Consolidated	20.440.000	N	\$ -		11.000.000				\$ -				5.565.656		\$ -
12 2010 SERAF Loan	City/County Loan (Prior 06/28/11), Cash exchange	5/10/2010	6/30/2018	2006 CDC Bond Fund	Loan to Fund 2010 SERAF Payment	Washington Blvd.		N	\$ -						\$ -						\$ -
15 Tax Increment Loan (Washington Blvd.)	Third-Party Loans	6/5/1987	6/30/2018	Los Angeles County	Tax Increment Loan (Washington Blvd.)	Washington Blvd.		N	\$ -						\$ -						\$
16 1992 Redevelopment Refunded	Miscellaneous	9/1/2002	6/30/2018	Amold D Horodas	Called registered principal - CUSIP	Consolidated		N	\$ -						\$ -						\$ -
Bonds - Unclaimed Funds 17 1992 Redevelopment Refunded	Miscellaneous	9/1/2002	6/30/2018	Amold D Horodas	802188EG3 Called registered principal - CUSIP	Consolidated		N	\$ -						\$ -						\$.
Bonds - Unclaimed Funds 18 1992 Redevelopment Refunded Bonds - Unclaimed Funds	Miscellaneous	9/1/2002	6/30/2018	Moya E Monroe	802188EH1 Called registered principal - CUSIP	Consolidated		N	\$ -						\$ -						\$ -
20 1992 Redevelopment Refunded	Miscellaneous	9/1/2001	6/30/2018	Arnold D Horodas	802188EE8 Registered interest	Consolidated		N	\$ -						\$ -						\$.
Bonds - Unclaimed Funds 21 1992 Redevelopment Refunded	Miscellaneous	3/1/2002	6/30/2018	Arnold D Horodas	Registered interest	Consolidated		N	\$ -						\$ -						\$ -
Bonds - Unclaimed Funds 22 1992 Redevelopment Refunded	Miscellaneous	9/1/2001	6/30/2018	Amold D Horodas	Registered interest	Consolidated		N	\$ -						\$ -						\$ -
Bonds - Unclaimed Funds 23 1992 Redevelopment Refunded	Miscellaneous	9/1/2001	6/30/2018	Moya E Monroe	Registered interest	Consolidated		N	\$ -						\$ -						\$ -
23 1992 Redevelopment Refunded Bonds - Unclaimed Funds 24 1992 Redevelopment Refunded	Miscellaneous	3/1/2002	6/30/2018	Moya E Monroe	Registered interest	Consolidated	+	N	s -						s .						S
Bonds - Unclaimed Funds 25 1992 Redevelopment Refunded	Miscellaneous	9/1/2002	6/30/2018	Mova E Monroe	Registered interest	Consolidated		N	s -						s						\$.
Bonds - Unclaimed Funds 26 Proportional Share of Unfunded	Unfunded Liabilities	2/10/2011	6/30/2010	City of SFS	Obligation to Share in Payment of	Combined		N							•						\$
Liabilities 42 Loan with City for DOF Lawsuit			12/31/2015		Unfunded Liabilities	Consolidated									•						•
	City/County Loans After 6/27/11	5/9/2013		City of SFS	Loan to cover lawsuit costs			N	•						•						•
45 Weed Abatement 58 Administrative Expenses	Property Maintenance Admin Costs	7/1/2018 7/1/2018	6/30/2019 6/30/2019	Mayfield Enterprises City of SFS	Weed Abatement Service Successor Agency Administration	Consolidated Consolidated	289.981	N N	\$ 289,981				10,000	144.990	\$ 10,000 \$ 144,990				10,000	144.991	\$ 10,000 \$ 144,991
59 Fiscal Agent Fees 66 Property Disposition Agreement	Professional Services Property Dispositions	7/1/2018 7/8/2008	6/30/2019 6/30/2017	US Bank McGranahan Carlson &	Fiscal Agent Fees Agreement for disposition of sales	Consolidated Consolidated	10,000	N N	\$ 10,000 \$ -				5,000		\$ 5,000				5,000		\$ 5,000 \$ -
67 2016 Tax Allocation Refunding	Bonds Issued After 12/31/10	0 7/28/2016	9/1/2024	Company US Bank	proceeds Refund prior bonds for savings	Consolidated	1,529,144	N	\$ 1,132,072		367,500		383,691		\$ 751,191				380,881		\$ 380,881
Bonds 68 Continuing Disclosure	Professional Services	10/5/2016	6/30/2029	Urban Futures Inc.	Continuing Disclosure Services - Bonds	Consolidated	20,000	N	\$ 5,000						s -				5,000		\$ 5,000
69 Arbitrage Rebate Calculations	Professional Services	7/1/2016	6/30/2029	BLX Group	Arbitrage Rebate Calculations	Consolidated	5,000	N					5,000		\$ 5,000				-,		\$ -
70 Advance from General Fund	City/County Loan (Prior 06/28/11), Cash exchange	9/23/2010	6/30/2021	City of Santa Fe Springs	Advance from City General Fund	Consolidated	5,500	N	\$ -				0,000		\$ -						\$ -
71 Water 72 2017 Tax Allocation Refunding	Property Maintenance Bonds Issued After 12/31/10	7/1/2018	6/30/2019 9/1/2022	City of Santa Fe Springs US Bank	Water costs for vacant land Refund prior bonds for savings	Consolidated Consolidated	8,000	N N	\$ 8,000 \$				4,000		\$ 4,000				4,000		\$ 4,000
Bonds 72	Donas Issaed viter 12/01/11	12272011	U II LULL	OO Dank	returns prior bories or savings	Consolidated		N							•						•
74								N N	s -						\$ -						\$ -
76								N	\$ -						\$ -						\$ -
77 78								N N	\$ -						\$ -						\$ -
79 80								N N N	\$ -						\$ -						\$ -
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98 99								N N	\$ - \$ -						\$ -						\$ - \$ -
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102 103								N N N	\$ - \$						\$ -						\$ -
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106								N	s -						\$.						\$.
107 108								N N	\$ -						\$.						\$.
109 110								N N	\$ -						\$.						\$.
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113 114		1	-					N N	\$ - \$ -						\$ -	-	-				\$ -
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120 121								N	s -						\$ -						\$ -
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124 125								N N	\$ -						\$ -						\$ -
126								N N	s -						\$ - \$ -						\$ -

Santa Fe Springs Recognized Obligation Payment Schedule (ROPS 23-24) - Report of Cash Balances July 1, 2020 through June 30, 2021 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see Cash Balance Tips Sheet.

sou	source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see Cash Balance Tips Sheet.						
Α	В	С	D	E	F	G	н
				Fund Sources			
		Bond P	roceeds	Reserve Balance	Other Funds	RPTTF	
	ROPS 20-21 Cash Balances (07/01/20 - 06/30/21)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/20)		T				
	RPTTF amount should exclude "A" period distribution amount						
		0	0	6,280,000	0	0	
	Revenue/Income (Actual 06/30/21) RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller						
		9,879,551				308,249	
	Expenditures for ROPS 20-21 Enforceable Obligations (Actual 06/30/21)						
		9,879,551		6,280,000		300,973	
	Retention of Available Cash Balance (Actual 06/30/21) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
	ROPS 20-21 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 20-21 PPA form submitted to the CAC	No entry required				7,276	
	Ending Actual Available Cash Balance (06/30/21) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 0	\$ 0	\$ 0	,	

	Santa Fe Springs Recognized Obligation Payment Schedule (ROPS 23-24) - Notes July 1, 2023 through June 30, 2024
Item #	Notes/Comments

January 3, 2023

CITY OF SANTA FE SPRINGS

Successor Agency to the Santa Fe Springs Community Development Commission Administrative Budget

Fiscal Period July 1, 2023 – June 30, 2024

Description	<u>Jul 202</u>	3 – Jun 2024	
Salaries	\$	76,000	26.2%
Applied Benefits		109,000	37.6%
Total Personnel Costs		185,000	
City Support Services (Overhead)		81,600	28.1%
Professional Services		1,881	0.7%
Independent Audit Services		13,000	4.5%
Oversight Board Legal Services		5,000	1.7%
Oversight Board Insurance Coverage		2,000	0.7%
Travel/meetings/training		1,500	0.5%
Total Non-Personnel Costs		104,981	
Total Budget	\$	289,981	

City Council Meeting

January 3, 2023

CONSENT AGENDA

Minutes of the November 30, December 13 and 15, 2022 Special City Council Meetings

RECOMMENDATION(S)

• Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- Special City Council Meeting of November 30, 2022
- Special City Council Meeting of December 13, 2022
- Special City Council Meeting of December 15, 2022

Staff hereby submits the minutes for Council's approval.

Travis Hickey
Acting City Manager

Attachment:

- 1. November 30, 2022 Special Meeting Minutes
- 2. December 13, 2022 Special Meeting Minutes
- 3. December 15, 2022 Special Meeting Minutes



MINUTES OF THE SPECIAL MEETINGS OF THE CITY COUNCIL

November 30, 2022

1. CALL TO ORDER

Mayor Rodriguez called the meeting to order at 5:01 p.m.

2. ROLL CALL

Members present: Councilmembers/Directors: Martin, Mora (Arrived at 5:12), Sarno, and Mayor/Chair Rodriguez.

Members absent: Mayor Pro Tem/Vice Chair Zamora

3. PUBLIC COMMENTS

The following individuals spoke during public comment: Ronald Wilson and Leticia Vasquez.

CITY COUNCIL

CLOSED SESSION

4. PUBLIC EMPLOYMENT

(Pursuant to California Government Code Section 54957(b)(1)) TITLE: City Manager Evaluation

Mayor Rodriguez recessed the meeting at 5:09 p.m.

Mayor Rodriguez convened the meeting at 5:55 p.m.

City Attorney, Ivy M. Tsai provided a closed session report: Item No 4 was completed, direction was given to staff and no reportable action was taken.

5. ADJOURNMENT

Mayor Rodriguez adjourned the meeting at 5:55 p.m.

	Juanita Martin Mayor
ATTEST:	
Janet Martinez City Clerk	 Date



MINUTES OF THE SPECIAL MEETINGS OF THE CITY COUNCIL

December 13, 2022

1. CALL TO ORDER

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

2. ROLL CALL

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

Members absent: None

3. PUBLIC COMMENTS

There was no one wishing to speak during public comments.

4. PRESENTATIONS

a. Recognition from Legislative representatives

CITY COUNCIL

5. CONSENT AGENDA

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

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

Recommendation:

- Adopt Resolution No. 9840:
 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE
 SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL
 EMERGENCY DUE TO THE THREAT OF COVID-19.
- b. <u>A Resolution of the City Council Affirming Authorization of Remote Teleconference Meetings (City Attorney)</u>

Recommendation:

- Adopt Resolution No. 9841:
 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AFFIRMING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY.
- c. <u>Approval of Revised Professional Services Agreement with Harley Ellis Devereaux</u> (HED) for Aquatic Center Design (Public Works)

Recommendation:

- Authorize the Mayor to execute revised Professional Services Agreement with Harley Ellis Devereaux (HED).
- d. <u>Santa Fe Springs Park Approval of Revised Southern California Edison License</u> Agreement (Public Works)

Recommendation:

 Authorize the Mayor to execute revised License Agreement, Contract No. 9.5125, with Southern California Edison (SCE).

It was moved by Mayor Pro Tem Zamora, seconded by Councilmember Sarno, to approve Items No. 5A through 5D, by the following vote:

Ayes: Martin, Mora, Sarno, Zamora, Rodriguez

Nayes: None Absent: None

NEW BUSINESS

6. Certification of the November 8, 2022 General Municipal Election (City Clerk)

Recommendation:

- Receive and file the Certificate of the Canvass of the Election Returns from the Los Angeles County Registrar-Recorder/County Clerk.
- Waive reading in full and adopt Resolution No. 9839 of the City Council of the City of Santa Fe Springs reciting the fact of the General Municipal Election held on November 8, 2022, declaring the results, and such other matters as provided by law.

Deputy City Clerk, Fernando Muñoz provided a brief presentation on Item No. 6.

It was moved by Councilmember Mora, seconded by Mayor Pro Tem Zamora, to receive and file the Certificate of the Canvass of the Election Returns from the Los Angeles County Registrar-Recorder/County Clerk, and waive reading in full and adopt Resolution No. 9839 of the City Council of the City of Santa Fe Springs reciting the fact of the General Municipal Election held on November 8, 2022, declaring the results, and such other matters as provided by law, by the following vote:

Ayes: Martin, Mora, Sarno, Zamora, Rodriguez

Nayes: None Absent: None

7. Administration of Oath of Office and Presentation of Certificates

Fernando Muñoz, Deputy City Clerk administered the oath of office to the newly elected Council Juanita Martin, Bill Rounds and Annette Rodriguez.

All newly elected Council was issued a certificate of election, followed by comments made from Council.

Installation of Mayor and Mayor Pro Ter	8.	Installation	of May	yor and	May	or Pro	Tem
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Fernando Muñoz, Deputy City Clerk declared the office of the Mayor to be vacant and opened nominations.

Councilmember Rodriguez nominated Mayor Pro Tem Joe Angel Zamora for Mayor.

The votes were as follows: Councilmember Rodriguez.

Councilmember Sarno nominated Councilmember Martin for Mayor.

The votes were as follows: Councilmember Martin, Councilmember Sarno, and Councilmember Rounds.

Mayor Pro Tem Zamora voted for Councilmember Sarno for Mayor.

Deputy City Clerk Muñoz announced Juanita Martin as the new Mayor.

Deputy City Clerk Muñoz declared the office of the Mayor Pro Tem to be vacant and opened nominations.

Councilmember Rodriguez nominated Councilmember Zamora for Mayor Pro Tem.

The votes were as follows: Councilmember Rodriguez and Councilmember Zamora.

Councilmember Rounds nominated Councilmember Sarno for Mayor Pro Tem.

The votes were as follows: Councilmember Rounds, Councilmember Sarno, and Mayor Martin.

Deputy City Clerk Muñoz announced Jay Sarno as the new Mayor Pro Tem.

9. ADJOURNMENT

Mayor Martin adjourned the meeting at 7:34 p.m.

	Juanita Martin Mayor
ATTEST:	
Janet Martinez City Clerk	Date



MINUTES OF THE SPECIAL MEETINGS OF THE CITY COUNCIL December 15, 2022

1. CALL TO ORDER

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

2. ROLL CALL

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

Members absent: Councilmembers/Directors: Rodriguez, Zamora

3. PUBLIC COMMENTS

There was no one wishing to speak during public comments.

CITY COUNCIL

CLOSED SESSION

4. PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE

(Pursuant to California Government Code Section 54957(b)(1))

CLOSED SESSION

5. PUBLIC EMPLOYEE APPOINTMENT

(Pursuant to California Government Code Section 54957(b)(1))

Title: Acting City Manager

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

Mayor Martin convened the meeting at 6:04 p.m.

City Attorney, Ivy M. Tsai provided a closed session report: on a motion made by Mayor Pro Tem Sarno, seconded by Councilmember Rounds, City Council voted 3-0 to approve a severance agreement with City Manager, Raymond R. Cruz allowing him to retire on December 30, 2022 and receive a 5 months' severance. On a motion made by Councilmember Rounds, seconded by Mayor Martin, City Council voted 3-0 to appoint Travis Hickey, Director of Finance and Administrative Services as Acting City Manager effective December 31, 2022.

6. ADJOURNMENT

Mayor Martin adjourned the meeting at 6:05 p.m.

ATTEST:	Juanita Martin Mayor
Janet Martinez City Clerk	Date

City Council Meeting

January 3, 2023

CONSENT AGENDA

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

RECOMMENDATION

Adopt Resolution No. 9842:
 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE
 SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL
 EMERGENCY DUE TO THE THREAT OF COVID-19

BACKGROUND

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

Government Code section 8630(c) provides that the City Council shall review the need for continuing the local emergency at least once every 60 days until the City Council terminates the local emergency. The state of emergency still exists and has not been lifted at the statewide or county level. The Los Angeles County Department of Public Health issued a revised health order on September 22, 2022, which states that the County is now experiencing a Low Community Level, as measured by the Centers for Disease Control and Prevention (CDC) COVID-19 Community Level Framework, but also states that it is very likely that there will be additional and unpredictable waves of infections and hospitalizations.

The reasons for declaring a local emergency still exist, and therefore, staff recommends that the City Council adopt the attached Resolution affirming the existence of a local emergency in accordance with Government Code section 8630(c).

Travis Hickey
Acting City Manager

Date of Report: December 30, 2022

Attachment(s):

1. Resolution No. 9842

RESOLUTION NO. 9842

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

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

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

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

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

WHEREAS, the City Council previously adopted resolutions reaffirming the existence of a local emergency due to the threat of COVID-19 pursuant to Government Code section 8630(c), which provides that the City Council shall review the need for continuing the local emergency at least once every 60 days until the City Council terminates the local emergency; and

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

WHEREAS, the Los Angeles County Department of Public Health issued a revised health order on September 22, 2022, which states that the County is now experiencing a Low Community Level, as measured by the Centers for Disease Control and Prevention (CDC) COVID-19 Community Level Framework, but also states that it is very likely that there will be additional and unpredictable waves of infections and hospitalizations; and

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

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

- 1. The City Council determines that there is need for continuing the local emergency until such time as the City Council declares the termination of the local emergency. The City Council will review the need for continuing the local emergency at least once every 60 days in accordance with Government Code section 8630(c).
- 2. The City Council reaffirms Resolution Nos. 9668 and 9669 relating to the declaration of and response to a local emergency due to the threat of COVID-19, and all parts therein.

APPROVED and ADOPTED this 3rd day of January 2023 by the following vote:

AYES:		
NOES:		
ABSENT:		
ABSTAIN:		
ATTEST:	Juanita Martin, Mayor	
Janet Martinez, CMC, City Clerk		

City Council Meeting

January 3, 2023

CONSENT AGENDA

A Resolution of the City Council Affirming Authorization of Remote Teleconference Meetings

RECOMMENDATION

Adopt Resolution No. 9843:
 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AFFIRMING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY

BACKGROUND

At its regular meeting of December 7, 2021, the City Council adopted Resolution No. 9747 authorizing the City Council and all legislative bodies and committees of the City to meet by teleconference. In order to continue holding teleconference meetings pursuant to this new law, an agency is required, at least every 30 days, to make the following findings by majority vote:

- (A) The legislative body has reconsidered the circumstances of the state of emergency.
 - (B) Any of the following circumstances exist:
 - (i) The state of emergency continues to directly impact the ability of the members to meet safely in person.
 - (ii) State or local officials continue to impose or recommend measures to promote social distancing.

On March 4, 2020, the Governor issued a proclamation declaring a state of emergency due to the threat of COVID-19. The California Department of Public Health and the County of Los Angeles Department of Public Health have issued public health orders during this state of emergency for the purpose of reducing transmission of COVID-19. Such orders have included social distancing requirements. The state of emergency continues to directly impact the ability of the members to meet safely in person due to a number of factors, including the high number of daily cases and community transmission and increased transmission of COVID-19 by the Delta variant. The Department of Public Health has stated that the Delta variant is two times as contagious as earlier variants, remains predominant in Los Angeles County, and continues to lead to increased infections.

Accordingly, staff has prepared the attached resolution to continue to authorize remote teleconference meetings and will include on all future meeting agendas such a resolution until such time as the state of emergency ceases, or as otherwise directed by the City Council.

Date of Report: December 30, 2022

City Council Meeting

Travis Hickey Acting City Manager

Attachment:

1. Resolution No. 9843

Report Submitted By: Ivy M. Tsai, City Attorney

Date of Report: December 30, 2022

RESOLUTION NO. 9843

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AFFIRMING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY

WHEREAS, on March 4, 2020, pursuant to California Government Code section 8625, the Governor declared a state of emergency; and

WHEREAS, on September 17, 2021, the Governor signed AB 361, which bill went into immediate effect as urgency legislation; and

WHEREAS, AB 361 adds Subsection (e) to Section 54953 of the Government Code to authorize legislative bodies to conduct teleconference meetings without complying with the requirements set forth in Section 54953(b)(3), provided the legislative body makes specified findings and complies with certain requirements; and

WHEREAS, the County of Los Angeles Department of Public Health reports a high number of daily cases and community transmission, as well as increased transmission of COVID-19 due to the Delta variant, which is two times as contagious as earlier variants, remains predominant in Los Angeles County, and continues to lead to increased infections; and

WHEREAS, public health officials recommend social distancing as a protective measure to decrease the chance of spread of COVID-19; and

WHEREAS, at its regular meeting of November 2, 2021, the City Council adopted Resolution No. 9735 authorizing the City Council and all legislative bodies and committees of the City to meet by teleconference; and

WHEREAS, Government Code Section 54953(e)(3) requires an agency to reconsider the circumstances of the state of emergency and make certain findings every thirty days in order to continue to conduct remote teleconference meetings pursuant to Section 54953(e).

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

- 1. The City Council has reconsidered the circumstances of the state of emergency and finds that the state of emergency continues to directly impact the ability of its members to meet safely in person.
- 2. The City Council and all legislative bodies and committees of the City are authorized to meet by teleconference pursuant to, and in compliance with the requirements of, Government Code section 54953(e).

APPROVED: ITEM NO.:

APPROVED and ADOPTED this 3rd day of January 2023.

AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	Juanita Martin, Mayor
ATTEST:	
Janet Martinez, CMC, City Clerk	

City Council Meeting

January 3, 2023

CONSENT AGENDA

Acceptance of 2020 State Homeland Security Program (SHSP) Funds for the Repair, Maintenance, and Fabrication of Props at the Santa Fe Springs Regional Training Center

RECOMMENDATION(S)

Accept 2020 State Homeland Security Program (SHSP) funds in the amount of \$35,700 and authorize the repair, maintenance, and fabrication of props at the Santa Fe Springs Regional Training Center to be completed by Southland Custom Restorations.

BACKGROUND

The 2020 State Homeland Security Program (SHSP) has a performance period of three years and closes for spending in March of 2023. The 2020 grant has awarded funds for the repair, maintenance, and fabrication of props at the Santa Fe Springs Regional Training Center (RTC), located at 11400 Greenstone Avenue. This is also the location of the Rio Hondo College training center.

The training center was constructed over fifteen (15) years ago, and has developed into one of the most comprehensive training centers in the Los Angeles region. There are six (6) regional training centers located in the County of Los Angeles. The Santa Fe Springs RTC hosts a variety of training from basic fire academy, to Hazardous Materials training, Urban Search and Rescue, and many other specialty rescue classes. The RTC is located on 3 acres of property and has a variety of props including structures, collapsed rubble piles for search, confined space props, train car with fabricated domes designed to replicate different rail car emergencies, gasoline tanker trucks, and many other props designed to train firefighters on many types of emergency response.

The 2020 SHSP has awarded funds for the rehabilitation of props, fabrication of steps and stairs with safety railings, rust removal and painting of props, replacement of steel doors and hinges, fabrication of security lock sets for training equipment containers, and design and fabrication of an advanced search prop for firefighter search and rescue training.

Below is a summary of the bids received for the RTC rehabilitation and fabrication project at the RTC:

<u>Vendor</u>	<u>Amount</u>
Southland Custom Restorations	\$35,700.00
Custom Builders La Mirada	\$39,800.00
SS 1 Construction	\$41,300.00

Report Submitted By: Fire Chief Chad Van Meeteren

Department of Fire-Rescue

Date of Report: December 30, 2022

FISCAL IMPACT

The State Homeland Security Program (SHSP) is a 100% reimbursable grant. There will be no fiscal impact to the General Fund.

Travis Hickey Acting City Manager

Sundinte

<u>Attachment(s)</u> Southland Custom Restorations Quote



Contractors State License Board # 745562 Classification- B General Building Contractor 1909 West Balboa Newport Beach, Ca. 92663

CUSTOMER: City of Santa Fe Springs

JOB ADDRESS: Rio Hondo College RTC 11400 Greenstone Santa Fe Springs, Ca. 90670

RIO HONDO RTG TRAINING FACILITY CONTRACT

CONTRACTOR TO PROVIDE, LABOR, MATERIAL, LICENSE, INSURANCE AND SUPERVISION OF TRAINING CENTER MAINTENANCE PROJECTS TO CONSIST OF THE FOLLOWING SPECIFICATIONS:

SCOPE OF WORK PER FACLITY JOB WALK WITH STAN KLOPFENSTEIN

- 1. Equipment- Provide all scaffold ladders and Rental lift
- 2. Custom Fabrication of 7 steel doors with hinges and latches for Low angle rescue stacked sea containers and First floor rescue window and second floor leading to the roof ventilation prop.
- 3. Doors to be powder coated black prior to installation
- 4. Remove and replace 3 doors in tilted/collapse prop with custom installation and hardware, prep and paint to match
- 5. Remove and replace 8 locksets on all training props

- 6. Painting- all prep, rust removal, primering and 2 coats of safety yellow paint on training props: Stairs, stair covers, ladder covers, Davot mounts, custom iron hangers, repelling frames, trench access cover
 - Painting- prep, primer and paint rooftops of 4 containers with Antiskid deck paint
- 7. Habitrail- Custom build and design for obstacle search prop in baker tank per RTG specifications.
- 8. Completion work- all clean up and haul off of demo and paint debris

o. Completion work an elean up and hadron of demo and paint debit	.5	
CONTRACT TOTAL-\$35,700		
EXCLUSIONS: ANY ITEM NOT ON OR ITEMS BEYOND 1-8		
CONTRACT DATE 8-28-2022		
* Contract pricing good for 28 days due to Covid 19 Material cost increase	es*	
Job Schedule- TBD with Contract acceptance (will provide on start date)		
Payment schedule- TBD with Contract		
Acceptance of Contract and Payment terms:		
XHomeowner XD	ate	
XContractor XD	ate	
Thank You, Shane Sanford		

Southland Custom Restorations CSLB #745562B

CONSENT AGENDA

<u>Purchase of One (1) 2023 New/Unused Ford Transit Connect from Central Sales & Leasing</u>

RECOMMENDATION(S)

- Accept the bid;
- Appropriate \$5,000 from the general equipment replacement fund to fully fund this vehicle purchase; and
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$39,810.85 to Central Sales & Leasing

BACKGROUND

As part of the Fiscal Year 2022-23 budget, the City Council approved the replacement of unit 652, a 2007 Ford Escape with approximately 82,000 miles which is in inoperable condition. The new vehicle will be assigned to the general fleet as a pool vehicle.

The vendors below were solicited with the opportunity to bid. The Director of Purchasing Services recommends awarding the order to Central Sales & Leasing as the only responding bidder.

Vendor	Quoted Price
Central Sales & Leasing	\$39,810.85
Wondries Ford	No Response
Downtown Ford	No Response
Fairway Ford	No Response
Central Sales & Leasing	No Response
Gilmar Automotive Group	No Response
Villa Ford	No Response
Pearson Ford	No Response
Ken Grody Ford	No Response
National Auto Fleet	No Response
Norm Reeves Ford Superstore	No Response
Raceway Ford	No Response
Fullerton Ford	No Response

FISCAL IMPACT

An appropriation of \$5,000 is needed from the general equipment replacement fund to fully fund this vehicle purchase. The original budget was \$35,000; therefore the appropriation is necessary to cover the shortfall in vehicle price. The bid amount includes all taxes, fees, and delivery.

Report Submitted By: Paul Martinez Finance & Administrative Services Department Date of Report: December 30, 2022



Sindiste Travis Hickey Acting City Manager

Attachment(s):

1. Central Sales & Leasing Bid

 From:
 fred@gocentral.biz

 To:
 Paul J. Martinez

 Subject:
 RE: REQUEST FOR BID

Date: Friday, December 09, 2022 2:07:37 PM

Attachments: image003.png

image004.png image005.png image006.png image007.png

Paul, Ed

Please see below

Thanks

Fred Gerlach General Manager



Los Angeles * Ventura Stockton * Monterey * San Francisco

> Sent from Los Angeles Office (800) 900-8889 (O) (562) 801-9144 (F) (562) 413-3377 (C)

From: Paul J. Martinez <paulmartinez@santafesprings.org>

Sent: Friday, December 2, 2022 12:15 PM

Cc: Paul J. Martinez <paulmartinez@santafesprings.org>; Edward R. Andrade II

<EdwardAndradeII@santafesprings.org>

Subject: REQUEST FOR BID

Good Afternoon,

The City of Santa Fe Springs is seeking bids for one (1) new/unused Ford Transit Connect per the attached spec. sheet.

If interested please submit your bid to me at my e-mail <u>paulmartinez@santafesprings.org</u> before end of day Friday December 9, 2022.

For specification questions please contact Ed Andrade at 562.204.7846.

Include in your bid:

New and ordered Transit Connect

1. Delivery to Santa Fe Springs – Municipal Services Yard – 12636 Emmens Way, Santa Fe Springs, CA 90670

\$35,935.00

2. Document Fees

\$85.00

3. Tire Fees

\$8.75

- 4. DMV Fees (Exempt)
- 5. Any other Fee associated with this order
- 6. Sales Tax (We are 10.5%)

\$3,782.10

Total Due

\$39,81085

Paul Martinez | Director of Purchasing Services City of Santa Fe Springs | Finance & Administrative Services 12636 Emmens Way | Santa Fe Springs, CA 90670 (562) 409-7535 - Direct (562) 868-0511 - Main PaulMartinez@santafesprings.org | www.santafesprings.org











CONSENT AGENDA

Purchase of One (1) 2023 New/Unused F-450 Stake Bed Truck from Fairway Ford

RECOMMENDATION(S)

- Accept the bids;
- Appropriate \$16,000 from the general equipment replacement fund to fully fund this vehicle purchase; and
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$75,921.79 to Fairway Ford

BACKGROUND

As part of the Fiscal Year 2022-2023 budget, the City Council approved the purchase of a new stake bed as an addition to the city's fleet. This vehicle will be assigned to Public Works Maintenance and primarily used by the Facilities Section, but available to other city units as needed.

The Fleet Supervisor put together the specifications some of which include:

- An F-450 chassis
- A 12' x 96" stake bed with fully welded diamond plate overlay floor
- Steel mesh headboard
- 42" high removable steel stake gates
- Tommy Gate 80" x 50" steel platform lift (2,500# capacity)

The vendors below were solicited with the opportunity to bid. The Director of Purchasing Services recommends awarding the order to Fairway Ford as the lowest bidder.

<u>Vendor</u>	Quoted Price
Fairway Ford	\$75,921.79
National Auto Fleet	\$77,981.15
Worthington Ford	\$79,627.47
Central Sales & Leasing	\$80,013.41
Tom's Truck Center	\$81,851.94
Wondries Ford	No Response
Gilmar Automotive	No Response
Rush Enterprises	No Response
Norm Reeves Ford Superstore	No Response
Raceway Ford	No Response



January 3, 2023

FISCAL IMPACT

An appropriation of \$16,000 is needed from the general equipment replacement fund to fully fund this vehicle purchase. The original budget was \$60,000; therefore the appropriation is necessary to cover the shortfall in vehicle price. The bid amount includes all taxes, fees, and delivery.

Travis Hickey
Acting City Manager

Attachment(s):

- 1. Fairway Ford Bid
- 2. National Auto Fleet Bid
- 3. Worthington Ford Bid
- 4. Central Sales & Leasing Bid
- 5. Tom's Truck Center Bid

City Council Meeting

January 3, 2023

CONSENT AGENDA

Valley View Avenue / Rosecrans Avenue Intersection Improvements – Final Payment

RECOMMENDATION

 Approve the Final Payment to Diamond Construction and Design of La Habra, California, for \$237,825.26 (Less 5% Retention) for the subject project.

BACKGROUND

On January 4, 2022, the City Council awarded a contract to Diamond Construction and Design of La Habra, California, in the amount of \$863,886. The Valley View Avenue / Rosecrans Avenue Intersection Improvements project limits include the intersection of Rosecrans Avenue and Valley View Avenue. The Project shares City boundaries with the City of La Mirada. The Project consists of the removal of existing pavement and the construction of new pavement. The primary objective is to increase left-turn pockets storage on the Northbound and Southbound side along Valley View Avenue and increase curb radius for right turn lanes in both directions along Rosecrans Avenue. Additionally, the project includes the removal and replacement of curb and gutter, sidewalks, curb ramps, box culvert, center median islands, hardscape, driveways as needed and traffic signal improvements.

The attached payment detail represents the Final Payment (less 5% Retention) due, per terms of the contract, for the work that has been completed and found to be satisfactory.

FISCAL IMPACT

The total project cost breakdown is as follows:

ITEM		AMOUNT
Construction		\$ 916,653
Design		\$ 70,000
Engineering		\$ 80,000
Inspection		\$ 70,000
Contingency		\$ 0
	Estimated Total Project Cost:	\$ 1,136,653
PROJECT FUNDING		AMOUNT
Measure R		\$ 1,254,000

The Total project cost, including construction, design, engineering, inspection and contingency is approximately \$1,136,653. The project has sufficient funds and the City will be reimbursed via Los Angeles County Metropolitan Transportation Authority (using Measure R Funds) in the amount not to exceed of \$1,254,000.

Report Submitted By: Noe Negrete Date of Report: December 30, 2022

Director of Public Works

INFRASTRUCTURE IMPACT

The Valley View Avenue / Rosecrans Avenue Intersection Improvements project will improve vehicle, truck, and pedestrian traffic circulation and safety within the City, enhance operational safety and reduce maintenance costs.

Travis Hickey
Acting City Manager

Attachments:

1. Final Payment Detail

Contractor: Diamond Construction & Design

921 N. Harbor Blvd., #622

Final Payment \$

225,934.00

La Habra, CA 90631

VALLEY VIEW AVENUE & ROSECRANS AVENUE INTERSECTION IMPROVEMENTS

Item Contract Completed This Period Completed To Date No. Description Units Unit Price Quantity Quantity Quantity Total Amount Amount Contract Work 1. Mobilization. 21.070.00 | \$ 21.070.00 25.0% 5.267.50 100% 21,070.00 LS \$ 1 9,600.00 \$ 9,600.00 \$ 9,600.00 \$ 9,600.00 2. Clearing and Grubbing. LS \$ 100% 100% 3. Construction Survey and Monument Perpetuation. 8,720.00 872.00 8,720.00 LS 8.720.00 | \$ 10% 100% 4. Preparation, Implementation and Modification of the 7,000.00 4,200.00 7,000.00 LS SWPPP. 7,000.00 60.0% 100.0% 41,250.00 34,760.00 5. Roadway Unclassified Excavation. 375 \$ 7,810.00 \$ CY 110.00 71 316 4,750.00 6. Place CMB/ Over excavation. 50 11,875.00 CY 95.00 125 7. Remove Existing and Construct A2 8" PCC Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7, W=24" and SPPWC Std. Plan No.120-2, Curb Face to 135 65.00 \$ \$ LF 8.775.00 4.160.00 8.970.00 64 138 Match Existing. 8. Remove Existing and Construct B2 6" Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7,B2 and B3 6" 65.00 \$ 830 53.950.00 \$ 46.930.00 Curb and Gutter per SPPWC Std. Plan 121-2, W=12". LF 722 9. Remove Existing and Construct B1 6" PCC Curb Per Santa Fe Springs Standard Plan No.R-7, B1 & SPPWC 475 23.750.00 21,200,00 \$ 54.150.00 LF 50.00 424 Std. Plan 121-2. 1083 67,536.00 2.220 79,920.00 1.876 10. Construct River Rock Median. SF 36.00 10,200.00 10,200.00 11. Construct Median Nose. EΑ 3.400.00 3 12. Remove Existing and Construct PCC Commercial \$ FΑ 11,500.00 | \$ 11.500.00 11.500.00 Driveway per City Std. Plan. 1 13. Remove Existing and Construct New 4" Thick PCC 614 18.00 \$ \$ Sidewalk on 4" CMB. SF 11,052.00 265 4,770.00 1100 19,800.00 14. Remove Existing and Construct 4" Thick PCC Curb Ramp, Case and Type Per Plan with Black Truncated Domes, Retaining Curb, Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5. 2 11,600.00 \$ 23,200.00 11,600.00 34,800.00 EΑ 1 3

Contractor: Diamond Construction & Design

VALLEY VIEW AVENUE & ROSECRANS AVENUE

La Habra, CA 90631

921 N. Harbor Blvd., #622

Final Payment \$

225,934.00

INTERSECTION IMPROVEMENTS

ltem Contract Completed This Period Completed To Date No. Description Units Unit Price Quantity Amount Quantity Quantity Total Amount Contract Work 15. Sawcut and Remove Existing PCC Pavement and Construct 6" PCC Pavement Over Compacted Subgrade. 420 21.00 \$ 8.820.00 SF \$ 8.736.00 416 16. Construct 12" AC Pavement. 50 200.00 | \$ 10,000.00 6,800.00 \$ 6,800.00 TON 34 34 17. Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade. 7,100 142,000.00 1,989 39,780.00 8.644 172,880.00 SF 20.00 18. Construct PCC Local Depression. 140 13.300.00 9.500.00 \$ 9.500.00 SF 95.00 100 100 19 Remove and Construct Reinforced Concrete Box Culvert No. 39 10.920.00 10.920.00 \$ 10.920.00 12 in the Parkway (S=4'). \$ LF 280.00 39 39 20. Remove and Construct Rail Top Box Culvert No. 13 beneath the Street (S=4'). 40 220.00 \$ 8.800.00 8.800.00 \$ 8.800.00 LF 40 40 2,500.00 \$ 5.000.00 5.000.00 5.000.00 21. Construct Manhole Frame and Cover for Box Culvert. FΑ 2 2 22. Place Crushed Aggregate Base. 130.00 \$ 4,420.00 4,550.00 4,550.00 34 CY 35 35 \$ 23. Adjust Water Valve Frame and Cover to Grade. \$ 4 EΑ 750.00 \$ 3,000.00 2,250.00 3 2,250.00 24. Adjust Manhole Frame and Cover to Grade. \$ \$ 2 EΑ \$ 2,000.00 \$ 4.000.00 2.000.00 2.000.00 25. Relocate Irrigation Control Valve. \$ 1.500.00 \$ FΑ 750.00 26. Relocate Backflow Preventer. FΑ 2.100.00 2.100.00 Traffic Control. \$ \$ 19,600.00 LS 19.600.00 19,600.00 35% 6,860.00 100% Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb. 17,203.00 \$ 17.203.00 17,203.00 \$ 17,203.00 LS 100% 100% 29. Construct Valley View / Rosecrans Traffic Signal. \$ 249,501.00 37,425.15 249,501.00 1 LS 249.501.00 \$ 15% 100% 30. Irrigation. 22,856.00 \$ \$ LS 22.856.00 10% 2.285.60 100% 22.856.00 31. Replace Irrigation and Landscape Impacted by 3,750.00 \$ \$ Construction. LS 3.750.00 10% 375.00 100% 3.750.00 32. Import and Place Topsoil. CY \$ 8.415.00 \$ 6,435.00 85 99.00 65 33. Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch. 750.00 \$ LS 750.00 100% 750.00 100% \$ 750.00 34. 48" Box Tree Planting. \$ \$ 1 FΑ \$ 1.835.00 \$ 1.835.00 1 1.835.00 35. 5 Gallon Shrub Planting. 1,494.00 \$ \$ 2,484.00 83 EΑ 18.00 \$ 30 540.00 138

Contractor: Diamond Construction & Design

921 N. Harbor Blvd., #622

Final Payment \$

225,934.00

La Habra, CA 90631

VALLEY VIEW AVENUE & ROSECRANS AVENUE INTERSECTION IMPROVEMENTS

	RSECTION IMPROVEMENTS					La Habia, CA 3003							
ltem					Contract		Complete	d Th			Complet	ted	
No.	Description	Quantity	Units		Unit Price	Total	Quantity		Amount		Quantity		Amou
Contr	act Work												
36.	1 Gallon Shrub Planting.	39	EA	\$	15.00	\$ 585.00	50	\$	750.00		89	\$	1,335.00
37.	Plant Establishment Period (90 Calendar days).	1	LS	\$	3,000.00	\$ 3,000.00	100%	\$	3,000.00		100%	\$	3,000.00
38.	Remove, Box, Relocate and Protect Existing Palm Tree in												
	Location Directed by Engineer. Palm Shall Be Relocated												
	and Replanted in Planter as Directed by Engineer.												
		3	EA	\$	2,100.00	\$ 6,300.00	3	\$	6,300.00		3	\$	6,300.0
					Contract Total:	\$ 863,886.00	Total this Period:	\$	234,568.25			\$	913,396.0
									Total Comp	lete	ed Items to Date:	\$	913,396.0
												Ť	0.0,000.0
			•				_						
	Contract Change Order No. 1					\$ 2,200.00	100%	\$	2,200.00		100%	\$	2,200.0
	Contract Change Order No. 2					\$ -	0%	\$			0%	\$	
	Contract Change Order No. 3					\$ 1,057.01	100%	\$	1,057.01		100%	\$	1,057.0
			•					\$	237,825.26			\$	916,653.0
							Warrant I	3illir	ng Period				
CON.	TRACT PAYMENTS:			ı	Invoice Date	Invoice No.	Invoice Due Date Invoice Pay Date				Amount		Retention Amou
Total	Items Completed to Date:	\$ 91	16,653.01		08/22/2022	1	08/24/2022		09/01/2022	\$	21,440.17	\$	1,128.4
Less	5% Retention:	\$ 4	15,832.65		09/09/2022	2	09/21/2022		09/29/2022	\$	313,781.87	\$	16,514.8
Progr	ress Payment No 1:	\$ 2	21,440.17		10/11/2022	3	10/19/2022		10/27/2022	\$	309,664.32	\$	16,298.1
Progr	ess Payment No 2:	\$ 31	13,781.87		12/12/2022	4	01/11/2023		01/19/2023	\$	225,934.00	\$	11,891.2
Progr	ress Payment No 3:	\$ 30	9,664.32				•						
Final	Payment:	\$ 22	25,934.00	=			Amount		Acco	unt		ĺ	
						Finance Please Pay	: \$ 225,934.00		PW190102)2		
					5% Retention C	ompleted this Period	: \$ 11,891.26		2700	10			
					Recommended	d by Project Manager	: Robert Garcia						
						roved by PW Director	1					ĺ	

Progress Payment Log

Pay Req. No.	Pay Period End Date	Date of Invoice	Contract Amount	CO Executed This Period	CO To Date	Previous Application	This Period	% Paid this Period	Completed To Date	% Comp.	Retainage to Date	Completed to Date minus Retainage to Date	Net Due Contractor This Period	Balance To Finish + Retain	Change Orders	Comment
01	08/28/2022	08/22/2022	\$863,886.00	\$22,568.60	\$22,568.60	\$0.00	\$21,440.17	2.48%	\$22,568.60	2.61%	\$1,128.43	\$21,440.17	\$21,440.17	\$841,317.40	None.	PAID
02	09/02/2022	09/09/2022	\$863,886.00	\$330,296.70	\$352,865.30		\$313,781.87	36.32%	\$352,865.30	40.85%	\$17,643.27	\$313,781.87	\$313,781.87	\$511,020.70		PAID
03	10/23/2022	10/11/2022	\$863,886.00	\$325,962.45	\$678,827.75		\$309,664.32	35.85%	\$678,827.75	78.58%	\$33,941.39	\$309,664.32	\$0.36	\$185,058.25		
04																
05																

4 of 42 12/30/2022

BID SUMMATION Date: 12/30/2022

Date:	12/30/2022			(1)	(2)	(3)	(4
Item				Diamond Const	rustian ⁹ Design	CT&T Conor	ete Paving Inc.	Calpromov E	Hardy and	
No.	Description	Estimate Quantity	Unit	Unit Price	ruction & Design Amount	Unit Price	Amount	Unit Price	ngineering Inc. Amount	Hardy and Unit Price
BASE	BID									
	Mobilization.	1	LS	\$ 23,852.00	\$ 23,852.00	\$ 25,000.00	\$ 25,000.00	\$ 33,000.00	\$ 33,000.00	\$ 57,261.00
	Clearing and Grubbing.	1	LS	\$ 6,400.00	\$ 6,400.00	\$ 20,000.00	\$ 20,000.00	\$ 18,000.00	\$ 18,000.00	\$ 15,000.00
	Construction Survey and Monument Perpetuation.	1	LS	\$ 16,000.00	\$ 16,000.00	\$ 12,535.00	\$ 12,535.00	\$ 6,000.00	\$ 6,000.00	\$ 10,000.00
	Preparation, Implementation and Modification of			. ,		·		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	the SWPPP.	1 375		\$ 7,000.00		\$ 4,500.00		\$ 3,000.00	\$ 3,000.00	
	Roadway Unclassified Excavation. Place CMB/ Over excavation.	50	CY	\$ 52.00 \$ 72.00	\$ 19,500.00 \$ 3,600.00		\$ 71,250.00 \$ 8,000.00	\$ 200.00 \$ 80.00	\$ 75,000.00 \$ 4,000.00	
	Remove Existing and Construct A2 8" PCC Curb		O1	φ 12.00	φ 3,000.00	φ 100.00	Φ 0,000.00	\$ 00.00	Ψ 4,000.00	φ 200.00
	and Gutter Per Santa Fe Springs Standard Plan No.R-7, W=24" and SPPWC Std. Plan No.120-2, Curb Face to Match Existing.									
	Culb I ace to Match Existing.	135	LF	\$ 54.00	\$ 7,290.00	\$ 80.00	\$ 10,800.00	\$ 70.00	\$ 9,450.00	\$ 77.00
	Remove Existing and Construct B2 6" Curb and									
	Gutter Per Santa Fe Springs Standard Plan No.R-7,B2 and B3 6" Curb and Gutter per SPPWC Std. Plan 121-2, W=12".	830	LF	\$ 39.00	\$ 32,370.00	\$ 65.00	\$ 53,950.00	\$ 66.00	\$ 54,780.00	\$ 77.00
	Remove Existing and Construct B1 6" PCC Curb Per Santa Fe Springs Standard Plan No.R-7, B1									
	& SPPWC Std. Plan 121-2.	475	LF	\$ 29.00	\$ 13,775.00	\$ 75.00	\$ 35,625.00	\$ 46.00	\$ 21,850.00	\$ 55.00
10.	Construct River Rock Median.	2,220	SF	\$ 36.00	\$ 79,920.00	\$ 24.00	\$ 53,280.00	\$ 23.00	\$ 51,060.00	\$ 21.00
	Construct Median Nose.	3	EA	\$ 3,400.00	\$ 10,200.00	\$ 2,500.00	\$ 7,500.00	\$ 1,800.00	\$ 5,400.00	\$ 1,200.00
	Remove Existing and Construct PCC Commercial Driveway per City Std. Plan. Remove Existing and Construct New 4" Thick	1	EA	\$ 11,500.00	\$ 11,500.00	\$ 14,500.00	\$ 14,500.00	\$ 4,000.00	\$ 4,000.00	\$ 10,000.00
	PCC Sidewalk on 4" CMB.	614	SF	\$ 18.00	\$ 11,052.00	\$ 12.00	\$ 7,368.00	\$ 17.00	\$ 10,438.00	\$ 16.00
	Remove Existing and Construct 4" Thick PCC Curb Ramp, Case and Type Per Plan with Black Truncated Domes, Retaining Curb, Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5.	2	EA	\$ 11.600.00	\$ 23,200,00	\$ 6.700.00	\$ 13.400.00	\$ 10.000.00	\$ 20,000.00	\$ 7.000.00
	Sawcut and Remove Existing PCC Pavement and Construct 6" PCC Pavement Over Compacted Subgrade.	400								
	Construct 12" AC Pavement.	420 50	SF TON		· '	-	\$ 5,880.00		\$ 9,660.00 \$ 23,000.00	
	Sawcut and Remove Existing PCC Pavement and		TON	\$ 130.00	\$ 6,500.00	\$ 220.00	\$ 11,000.00	\$ 460.00	\$ 23,000.00	\$ 300.00
	Construct 8" PCC Pavement Over Compacted									
	Subgrade.	7,100 140	SF	- 1	\$142,000.00		\$120,700.00		\$170,400.00	
19.	Construct PCC Local Depression. Remove and Construct Reinforced Concrete Box			\$ 75.00	\$ 10,500.00		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$ 35.00	\$ 4,900.00	
20.	Culvert No. 12 in the Parkway (S=4'). Remove and Construct Rail Top Box Culvert No. 13 beneath the Street (S=4').	39 40	LF LF	\$ 269.00	\$ 10,491.00				\$ 11,310.00	
21.	Construct Manhole Frame and Cover for Box				\$ 7,200.00				\$ 12,400.00	
	Culvert. Place Crushed Aggregate Base.	34	EA CY	\$ 1,200.00 \$ 90.00	\$ 2,400.00 \$ 3,060.00	\$ 2,400.00 \$ 330.00	\$ 4,800.00 \$ 11,220.00	\$ 6,300.00 \$ 81.00	\$ 12,600.00 \$ 2,754.00	
	Adjust Water Valve Frame and Cover to Grade.	4	EA	\$ 600.00	\$ 2,400.00		\$ 3,200.00	\$ 1,300.00	\$ 5,200.00	
	Adjust Manhole Frame and Cover to Grade.	2	EA	\$ 1,200.00	\$ 2,400.00				\$ 2,800.00	
	Relocate Irrigation Control Valve. Relocate Backflow Preventer.	<u>2</u> 1	EA EA	\$ 750.00 \$ 2,100.00	\$ 1,500.00 \$ 2,100.00	\$ 632.50 \$ 2,127.50		\$ 650.00 \$ 2,200.00	\$ 1,300.00 \$ 2,200.00	
	Traffic Control.	1	LS	\$ 14,600.00	\$ 14,600.00	\$ 18,000.00		\$ 2,200.00	\$ 2,200.00	\$ 40,000.00
	Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb.	1			\$ 16,600.00				\$ 19,000.00	,
	Construct Valley View / Rosecrans Traffic Signal.	1	LS	\$260,000.00	\$260,000.00	\$281,380.00	\$281,380.00	\$265,000.00	\$265,000.00	\$240,000.00
31.	Irrigation. Replace Irrigation and Landscape Impacted by Construction.	1	LS	\$ 9,700.00 \$ 5,000.00	\$ 9,700.00 \$ 5,000.00	\$ 52,900.00 \$ 12,535.00		\$ 53,000.00 \$ 12,600.00	\$ 53,000.00 \$ 12,600.00	-
32.	Import and Place Topsoil.	85	CY	\$ 99.00	\$ 8,415.00			\$ 82.00	\$ 6,970.00	
	Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch.	1	LS	\$ 2,500.00	\$ 2,500.00			\$ 2,700.00	\$ 2,700.00	
	48" Box Tree Planting. 5 Gallon Shrub Planting.	1 83	EA EA	\$ 3,000.00 \$ 15.00	\$ 3,000.00 \$ 1,245.00				\$ 2,300.00 \$ 1,992.00	
36.	1 Gallon Shrub Planting.	39	EA	\$ 10.00	\$ 390.00	\$ 8.05	\$ 313.95	\$ 8.00	\$ 312.00 \$ 5,200.00	\$ 10.00
	Plant Establishment Period (90 Calendar days).	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 5,175.00	\$ 5,175.00	\$ 5,200.00	\$ 4,500.00	
	Remove, Box, Relocate and Protect Existing Palm Tree in Location Directed by Engineer. Palm Shall Be Relocated and Replanted in									
	Planter as Directed by Engineer.	3	EA	\$ 2,100.00	\$ 6,300.00	\$ 8,800.00	\$ 26,400.00	\$ 4,000.00	\$ 12,000.00	\$ 1,600.00
	TC	TAL BASE	BID:	\$	795,780.00		965,387.65		978,576.00	\$
	5.0	Read Pub			795,780.00		965,387.65		\$	
	Per Submitte	ed Bid Sch Differend			795,780.00	\$	965,387.65	\$	978,576.00	\$
l		2	.	Ψ	-	Ψ	-	Ψ	-	Ψ

VALLEY VIEW AVENUE & ROSECRANS AVENUE INTERSECTION IMPROVEMENTS

BID SUMMATION Date: 12/30/2022

				(1)	(2	2)	(3	3)	(4
Item No.	Description	Estimate Quantity	Unit		ruction & Design	CT&T Concre	ete Paving Inc.	Calpromax En Unit Price	gineering Inc.	Hardy and I
BASE	BID									
1.	Mobilization.	1	LS	\$ 23,852.00	\$ 23,852.00	\$ 25,000.00	\$ 25,000.00	\$ 33,000.00	\$ 33,000.00	\$ 57,261.00

VALLEY VIEW AVENUE & ROSECRANS AVENUE INTERSECTION IMPROVEMENTS

BID SUMMATION Date: 12/30/2022

				(1)	(2	2)	(;	3)	(4
Item No.	Description	Estimate Quantity	Unit		ruction & Design Amount	CT&T Concre	ete Paving Inc.	Calpromax En	gineering Inc.	Hardy and I
BASE	BID									
1.	Mobilization.	1	LS	\$ 23,852.00	\$ 23,852.00	\$ 25,000.00	\$ 25,000.00	\$ 33,000.00	\$ 33,000.00	\$ 57,261.00

BID SUMMATION Date: 12/30/2022

2. Clearing and Grubbing. 1					1)
1		Description			
Clearing and Grubbing. 1	BASE	BID			
3. Construction Survey and Monument Perpetuation. 4. Prepartain, Implementation and Modification of the SWPPP. 5. Roadway Unclassified Excavation. 7. Remove Existing and Construct A2 8" PCC Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7, "Ve-24" and SPPWC Std. Plan No.120-2. Curb Face to Match Existing. 8. Remove Existing and Construct B2 6" Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7, "Ve-24" and SPWC Std. Plan No.120-2. Curb Face to Match Existing. 8. Remove Existing and Construct B2 6" Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7, B1 & S. 10,000.00 Plan 121-2. W=12". 9. Remove Existing and Construct B1 6" PCC Curb Per Santa Fe Springs Standard Plan No.R-7, B1 & S. 200.00 Plan 121-2. W=12". 10. Construct Median Nose. 11. Construct Median Nose. 12. Remove Existing and Construct B1 6" PCC Curb Per Santa Fe Springs Standard Plan No.R-7, B1 & S. 200.00 Plan 121-2. 11. Construct Median Nose. 12. Remove Existing and Construct PCC Commercial Driveway per City Std. Plan. 13. Remove Existing and Construct PCC Commercial Driveway per City Std. Plan. 14. Remove Existing and Construct PCC Curb Ramp. Case and Type Per Plan with Black Truncated Domes, Retaining Curb. Curb Ramp. Case and Type Per Plan with Black Truncated Domes, Retaining Curb. Curb and Gutter, and Match Existing PCC Pavement and Construct 6" PCC Pavement Over Compacted Subgrade. 15. Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade. 16. Construct PCC Local Depression. 17. Sawcut and Remove Existing PCC Pavement and Construct PCC Local Depression. 18. Remove and Construct Reinforced Concrete Box Cubvert No. 12 in the Parkway (S=4"). 20. Remove and Construct Reinforced Concrete Box Cubvert No. 12 in the Parkway (S=4"). 21. Construct Manhole Frame and Cover to Grade. 22. EA \$ 11,000.00 23. Adjust Manhole Frame and Cover to Grade. 24. Adjust Manhole Frame and Cover to Grade. 25. Relocate Backflow Preventer. 16. LS \$ 1,000.00 27. Traffic Control. 28. Relo	1.	Mobilization.	1	LS	\$ 57,261.00
Perpetuation. 1			1	LS	\$ 15,000.00
The SWPPP. 1		Perpetuation.	1	LS	\$ 10,000.00
6. Place CMB/ Over excavation. 50 CV \$ 10,000.00 7. Remove Existing and Construct A2 8" PCC Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7, W-24" and SPPWC Std. Plan No.120-2. Curb Face to Match Existing. 135 LF \$ 10,395.00 8. Remove Existing and Construct B2 6" Curb and Gutter Per Santa Fe Springs Standard Plan No.R 7, R2 and B3 6" Curb and Gutter per SPPWC Std. Plan 121-2, W-12". 830 LF \$ 63,910.00 9. Remove Existing and Construct B1 6" PCC Curb Per Santa Fe Springs Standard Plan No.R-7, B1 & SPPWC Std. Plan 121-2. 475 LF \$ 26,125.00 10. Construct River Rock Median. 2.2220 SF \$ 46,620.00 11. Construct Median Nose. 3 EA \$ 3,600.00 12. Remove Existing and Construct New 4" Thick PCC Curb Commercial Driveway per City Std. Plan. EA \$ 10,000.00 14. Remove Existing and Construct New 4" Thick PCC Sidewalk on 4" CMB. 614 SF \$ 9,824.00 14. Remove Existing and Construct Wey For Per Plan with Black Truncated Domes, Retaining Curb. Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5. 2 EA \$ 14,000.00 15. Sawcut and Remove Existing PCC Pavement and Construct 6" PCC Pavement Over Compacted Subgrade. 50 TON \$ \$ 5,000.00 17. Sawcut and Remove Existing PCC Pavement and Construct PCC Local Depression. 140 SF \$ 6,300.00 18. Construct PCC Local		the SWPPP.		LS	
7. Remove Existing and Construct A2 8" PCC Curb and Cutter Per Santa Fe Springs Standard Plan No.R-7, W-24" and SPPWC Std. Plan No.120-2. Curb Face to Match Existing. 135				_	
and Gutter Per Santa Fe Springs Standard Plan No.R-7, W=24" and SPPWC Std. Plan No.120-2, Curb Face to Match Existing. 8. Remove Existing and Construct B2 6" Curb and Gutter Per Santa Fe Springs Standard Plan No.R 7, B2 and B3 6" Curb and Gutter per SPPWC Std. Plan 121-2, W=12". 9. Remove Existing and Construct B1 6" PCC Curb Per Santa Fe Springs Standard Plan No.R-7, B1 & \$9.PWC Std. Plan 121-2. 10. Construct River Rock Median. 11. Construct Median Nose. 12. Remove Existing and Construct PCC Commercial Driveway per City Std. Plan. 13. Remove Existing and Construct New 4" Thick PCC Sidewalk or 4" CMB. 14. Remove Existing and Construct New 4" Thick PCC Curb Ramp, Case and Type Per Plan with Black Truncated Domes. Retaining Curb. Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5. 15. Sawcut and Remove Existing PCC Pavement and Construct 12" AC Pavement. 16. Construct 12" AC Pavement. 17. Sawcut and Remove Existing PCC Pavement and Construct 12" PCC Pavement Over Compacted Subgrade. 18. Construct 12" AC Pavement. 19. Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S-4"). 20. Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S-4"). 21. Construct Manhole Frame and Cover for Box Culvert No. 12 in the Parkway (S-4"). 22. Place Crushed Aggregate Base. 23. Adjust Manhole Frame and Cover for Grade. 24. Adjust Manhole Frame and Cover for Grade. 25. Relocate Irrigation Control Valve. 26. Relocate Backflow Preventer. 27. Traffic Control. 28. Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb. 29. Construct Valley View / Rosecrans Traffic Signal. 30. Irrigation. 31. Replace Irrigation and Landscape Impacted by Construction. 32. Import and Place Topsoil. 33. Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch. 44. EA \$ 6.400.00 35. 5 Gallon Shrub Planting. 36. 1 Callon Shrub Planting. 37. Plant Establishment Period (90 Calendar days). 38. R			50	CY	\$ 10,000.00
8. Remove Existing and Construct B2 6° Curb and Gutter Per Santa Fe Springs Standard Plan No.R 7, B2 and B3 6° Curb and Gutter per SPPWC Std. Plan 121-2, W=12°. 9. Remove Existing and Construct B1 6° PCC Curb Per Santa Fe Springs Standard Plan No.R-7, B1 & SPPWC Std. Plan 121-2. 10. Construct River Rock Median. 11. Construct Median Nose. 12. Remove Existing and Construct PCC Commercial Driveway per City Std. Plan 121-2. 13. Remove Existing and Construct New 4" Thick PCC Sidewalk on 4" CMB. 14. Remove Existing and Construct New 4" Thick PCC Sidewalk on 4" CMB. 15. Sawcut and Remove Existing PCC Pavement and Construct Domes, Retaining Curb. Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5. 15. Sawcut and Remove Existing PCC Pavement and Construct 12" AC Pavement Over Compacted Subgrade. 16. Construct 12" AC Pavement. 17. Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade. 18. Construct PCC Local Depression. 19. Remove and Construct Reinforced Concrete Box Curvert No. 12 in the Parkway (S-4"). 20. Remove and Construct Rail Top Box Culvert No. 13 beneath the Street (S-4"). 21. Construct Manhole Frame and Cover for Box Curvert No. 12 in the Parkway (S-4"). 22. Place Crushed Aggregate Base. 23. Adjust Water Valve Frame and Cover to Grade. 24. Adjust Manhole Frame and Cover to Grade. 25. Relocate Ingation Control Valve. 26. Relocate Backflow Preventer. 27. Traffic Control. 28. Felicate Ingation Control Valve. 29. Construct Valley View / Rosecrans Traffic Signal. 30. Irrigation. 31. Is \$ 45,000.00. 32. Import and Place Topsoil. 33. Sio Frep, Weed Abatement, and 3" Thick Layer of Mulch. 34. ABY Std. Std. Std. Std. Std. Std. Std. Std.	7.	and Gutter Per Santa Fe Springs Standard Plan No.R-7, W=24" and SPPWC Std. Plan No.120-2,			
Gutter Per Santa Fe Springs Standard Plan No.R. 7,82 and 83 6" Curb and Gutter per SPPWC Std. Plan 121-2, W=12".			135	LF	\$ 10,395.00
Per Santa Fe Springs Standard Plan No.R-7, B1		Gutter Per Santa Fe Springs Standard Plan No.R-7,B2 and B3 6" Curb and Gutter per SPPWC Std. Plan 121-2, W=12".	830	LF	\$ 63,910.00
11. Construct Median Nose. 3	9.	Per Santa Fe Springs Standard Plan No.R-7, B1	475	LF	\$ 26,125.00
12. Remove Existing and Construct PCC Commercial Driveway per City Std. Plan. 13. Remove Existing and Construct New 4" Thick PCC Sidewalk on 4" CMB. 14. Remove Existing and Construct 4" Thick PCC Curb Ramp, Case and Type Per Plan with Black Truncated Domes, Retaining Curb, Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5. 15. Sawcut and Remove Existing PCC Pavement and Construct 6" PCC Pavement Over Compacted Subgrade. 16. Construct 12" AC Pavement. 17. Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade. 18. Construct PCC Local Depression. 19. Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S=4'). 20. Remove and Construct Rail Top Box Culvert No. 13 beneath the Street (S=4'). 21. Construct Manhole Frame and Cover for Box Culvert. 22. Place Crushed Aggregate Base. 23. Adjust Water Valve Frame and Cover to Grade. 24. Adjust Manhole Frame and Cover to Grade. 25. Relocate Irrigation Control Valve. 26. Relocate Backflow Preventer. 27. Traffic Cintrol. 28. Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb. 29. Construct Valley View / Rosecrans Traffic Signal. 30. Irrigation. 31. Replace Irrigation and Landscape Impacted by Construction. 32. Import and Place Topsoil. 33. Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch. 34. 48" Box Tree Planting. 35. 5 Gallon Shrub Planting. 36. 1 Gallon Shrub Planting. 37. Plant Establishment Period (90 Calendar days). 38. Remove, Box, Relocate and Protect Existing Plant Tree in Location Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer.	10.	Construct River Rock Median.	2,220	SF	\$ 46,620.00
Commercial Driveway per City Std. Plan. 1	11.	Construct Median Nose.	3	EA	\$ 3,600.00
PCC Sidewalk on 4" CMB. 14. Remove Existing and Construct 4" Thick PCC Curb Ramp, Case and Type Per Plan with Black Truncated Domes, Retaining Curb, Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5. 15. Sawcut and Remove Existing PCC Pavement and Construct 6" PCC Pavement Over Compacted Subgrade. 16. Construct 12" AC Pavement. 17. Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade. 18. Construct 8" PCC Pavement Over Compacted Subgrade. 19. Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S=4'). 20. Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S=4'). 21. Construct Manhole Frame and Cover for Box Culvert. 22. Place Crushed Aggregate Base. 23. Adjust Water Valve Frame and Cover to Grade. 24. Adjust Manhole Frame and Cover to Grade. 25. Relocate Irrigation Control Valve. 26. Relocate Backflow Preventer. 27. Traffic Control. 28. Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb. 29. Construct Valley View / Rosecrans Traffic Signal. 30. Irrigation. 31. Replace Irrigation and Landscape Impacted by Construction. 32. Import and Place Topsoil. 33. Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch. 34. 48" Box Tree Planting. 35. 5 Gallon Shrub Planting. 36. 1 Gallon Shrub Planting. 37. Plant Establishment Period (90 Calendar days). 38. Remove, Box, Relocate and Protect Existing Palm Tree in Location Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer.		Commercial Driveway per City Std. Plan.	1	EA	\$ 10,000.00
14. Remove Existing and Construct 4" Thick PCC Curb Ramp, Case and Type Per Plan with Black Truncated Domes, Retaining Curb, Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5. 15. Sawcut and Remove Existing PCC Pavement and Construct 6" PCC Pavement Over Compacted Subgrade. 16. Construct 12" AC Pavement. 17. Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade. 18. Construct PCC Local Depression. 19. Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S=4"). 20. Remove and Construct Rail Top Box Culvert No. 13 beneath the Street (S=4"). 21. Construct Manhole Frame and Cover for Box Culvert. 22. Place Crushed Aggregate Base. 23. Adjust Water Valve Frame and Cover to Grade. 24. Adjust Mahnole Frame and Cover to Grade. 25. Relocate Irrigation Control Valve. 26. Relocate Backflow Preventer. 27. Traffic Control. 28. Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb. 29. Construct Valley View / Rosecrans Traffic Signal. 30. Irrigation. 31. Replace Irrigation and Landscape Impacted by Construction. 32. Import and Place Topsoil. 33. Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch. 34. 48" Box Tree Planting. 35. 5 Gallon Shrub Planting. 36. 1 Gallon Shrub Planting. 37. Plant Establishment Period (90 Calendar days). 38. EA \$ 4,800.00 29. Remove, Box, Relocate and Protect Existing Palm Tree in Location Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer.	13.	=	614	SF	\$ 9.824.00
Construct 6" PCC Pavement Over Compacted Subgrade.		Remove Existing and Construct 4" Thick PCC Curb Ramp, Case and Type Per Plan with Black Truncated Domes, Retaining Curb, Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5.	2	EA	\$ 14,000.00
17. Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade. 17. Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade. 18. Construct PCC Local Depression. 19. Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S=4"). 20. Remove and Construct Rail Top Box Culvert No. 13 beneath the Street (S=4"). 21. Construct Manhole Frame and Cover for Box Culvert. 22. Place Crushed Aggregate Base. 23. Adjust Water Valve Frame and Cover to Grade. 24. Adjust Manhole Frame and Cover to Grade. 25. Relocate Irrigation Control Valve. 26. Relocate Backflow Preventer. 27. Traffic Control. 28. Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb. 29. Construct Valley View / Rosecrans Traffic Signal. 30. Irrigation. 31. Replace Irrigation and Landscape Impacted by Construction. 32. Import and Place Topsoil. 33. Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch. 34. 48" Box Tree Planting. 35. 5 Gallon Shrub Planting. 36. 1 Gallon Shrub Planting. 37. Plant Establishment Period (90 Calendar days). 38. Remove, Box, Relocate and Protect Existing Palm Tree in Location Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer.		Construct 6" PCC Pavement Over Compacted Subgrade.		SF	\$ 6,300.00
Construct 8" PCC Pavement Over Compacted Subgrade.	16.	Construct 12" AC Pavement.	50	TON	\$ 15,000.00
18. Construct PCC Local Depression. 140 SF \$7,000.00 19. Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S=4'). 39 LF \$27,300.00 20. Remove and Construct Rail Top Box Culvert No. 13 beneath the Street (S=4'). 40 LF \$33,000.00 21. Construct Manhole Frame and Cover for Box Culvert. 2 EA \$11,200.00 22. Place Crushed Aggregate Base. 34 CY \$8,500.00 23. Adjust Water Valve Frame and Cover to Grade. 4 EA \$6,400.00 24. Adjust Manhole Frame and Cover to Grade. 2 EA \$1,200.00 25. Relocate Irrigation Control Valve. 2 EA \$1,200.00 26. Relocate Backflow Preventer. 1 EA \$2,000.00 27. Traffic Control. 1 LS \$40,000.00 28. Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb. 1 LS \$18,000.00 29. Construct Valley View / Rosecrans Traffic Signal. 1 LS \$240,000.00 30. Irrigation. 1 LS \$240,000.00 31. Replace Irrigation and	17.	Construct 8" PCC Pavement Over Compacted	- 400		
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37. Plant Establishment Period (90 Calendar days). 38. Remove, Box, Relocate and Protect Existing Palm Tree in Location Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer. 3 EA \$ 4,800.00				EA	. ,
Planter as Directed by Engineer. 3 EA \$ 4,800.00	37.	Plant Establishment Period (90 Calendar days). Remove, Box, Relocate and Protect Existing Palm Tree in Location Directed by Engineer.	1	LS	\$ 4,500.00
TOTAL DAGE DID 14 000 000 00		Planter as Directed by Engineer.			· · ·

TOTAL BASE BID: 1,020,000.00

Read Publicly:	1,020,000.00
Per Submitted Bid Schedule	1,020,000.00
Difference Of:	-

VALLEY VIEW AVENUE & ROSECRANS AVENUE INTERSECTION IMPROVEM

BID SUMMATION Date: 12/30/2022

1)

				+)
Item No.	Description	Estimate Quantity	Unit	Harper Inc. Amount
BASE	BID			
1.	Mobilization.	1	LS	\$ 57,261.00

VALLEY VIEW AVENUE & ROSECRANS AVENUE INTERSECTION IMPROVEM

BID SUMMATION Date: 12/30/2022

1)

				1)
Item No.	Description	Estimate Quantity	Unit	Harper Inc. Amount
BASE	BID			
1.	Mobilization.	1	LS	\$ 57,261.00

Contractor: Diamond Construction & Design

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd., #622 La Habra, CA 90631

INTERSECTION IMPROVEMENTS

Item				Contract			Compl	eted This	Period
No.	Description	Quantity	Units	Unit Price		Total	Quantity		Amount
Contr	act Work								
1.	Mobilization.	1	LS	\$ 21,070.00	\$ 21,0	70.00		\$	-
2.	Clearing and Grubbing.	1	LS	\$ 9,600.00	\$ 9,6	00.00		\$	-
3.	Construction Survey and Monument Perpetuation.	1	LS	\$ 8,720.00	\$ 8,7	20.00		\$	-
4.	Preparation, Implementation and Modification of the SWPPP.	1	LS	\$ 7,000.00	\$ 7,0	00.00		\$	-
5.	Roadway Unclassified Excavation.	375	CY	\$ 110.00	\$ 41,2	50.00	245	\$	26,950.00
6.	Place CMB/ Over excavation.	50	CY	\$ 95.00	\$ 4,7	50.00	125	\$	11,875.00
7.	Remove Existing and Construct A2 8" PCC Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7, W=24" and SPPWC Std. Plan No.120-2, Curb Face to Match Existing.		LF	\$ 65.00	\$ 8,7	75.00	74	\$	4,810.00
8.	Remove Existing and Construct B2 6" Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7,B2 and B3 6" Curb and Gutter per SPPWC Std. Plan 121-2, W=12".	830	LF	\$ 65.00	\$ 53,9	50.00			
9.	Remove Existing and Construct B1 6" PCC Curb Per Santa Fe Springs Standard Plan No.R-7, B1 & SPPWC Std. Plan 121-2.		LF	\$ 50.00	\$ 23,7	50.00	44	\$	2,200.00
10.	Construct River Rock Median.	2,220	SF	\$ 36.00	\$ 79,9	20.00	1,876	\$	67,536.00
11.	Construct Median Nose.	3	EA	\$ 3,400.00	\$ 10,2	00.00			
	Remove Existing and Construct PCC Commercial Driveway per City Std. Plan.	1	EA	\$ 11,500.00	\$ 11,5	00.00	1	\$	11,500.00
13.	Remove Existing and Construct New 4" Thick PCC Sidewalk on 4" CMB.	614	SF	\$ 18.00	\$ 11,0	52.00	835	\$	15,030.00

12/30/2022 Page 11 of 42

Contractor: Diamond Construction & Design

921 N. Harbor Blvd., #622

VALLEY VIEW AVENUE & ROSECRANS AVENUE

INTE	RSECTION IMPROVEMENTS	La Habra, CA 90631										
Item					Contract			Complete	ed This	Period		
No.	Description	Quantity	Units		Unit Price		Total	Quantity		Amount		
Contr	act Work											
14.	Remove Existing and Construct 4" Thick PCC Curb Ramp, Case and Type Per Plan with Black Truncated Domes, Retaining Curb, Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5.		EA	\$	11,600.00	\$	23,200.00	2	\$	23,200.00		
15.	Sawcut and Remove Existing PCC Pavement and Construct 6" PCC Pavement Over Compacted Subgrade.	420	SF	\$	21.00	\$	8,820.00	416	\$	8,736.00		
16.	Construct 12" AC Pavement.	50	TON	\$	200.00	\$	10,000.00		\$	-		
17.	Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade.	7,100	SF	\$	20.00	\$	142,000.00	2,070	\$	41,400.00		
18.	Construct PCC Local Depression.	140	SF	\$	95.00	\$	13,300.00		\$	-		
19.	Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S=4').	39	LF	\$	280.00	\$	10,920.00		\$	-		
20.	Remove and Construct Rail Top Box Culvert No. 13 beneath the Street (S=4').	40	LF	\$	220.00	\$	8,800.00		\$	-		
21.	Construct Manhole Frame and Cover for Box Culvert.	2	EA	\$	2,500.00	\$	5,000.00		\$	-		
22.	Place Crushed Aggregate Base.	34	CY	\$	130.00	\$	4,420.00		\$	-		
23.	Adjust Water Valve Frame and Cover to Grade.	4	EA	\$	750.00	\$	3,000.00		\$	-		
24.	Adjust Manhole Frame and Cover to Grade.	2	EA	\$	2,000.00	\$	4,000.00		\$	-		
	Relocate Irrigation Control Valve.	2	EA	\$	750.00	\$	1,500.00		\$	-		
26.	Relocate Backflow Preventer.	1	EA	\$	2,100.00	\$	2,100.00		\$	-		
27.	Traffic Control.	1	LS	\$	19,600.00	\$	19,600.00		\$	-		
28.	Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb.	1	LS	\$	17,203.00	\$	17,203.00		\$	_		

12/30/2022

Contractor: Diamond Construction & Design

921 N. Harbor Blvd., #622

INTERSECTION IMPROVEMENTS

VALLEY VIEW AVENUE & ROSECRANS AVENUE

La Habra, CA 90631

ltem				Contract		Comple	ted This	s Period
No.	Description	Quantity	Units	Unit Price	Total	Quantity		Amount
Contr	act Work							
29.	Construct Valley View / Rosecrans Traffic Signal.	1	LS	\$ 249,501.00	\$ 249,501.00	45%	\$	112,275.45
30.	Irrigation.	1	LS	\$ 22,856.00	\$ 22,856.00			
31.	Replace Irrigation and Landscape Impacted by Construction.	1	LS	\$ 3,750.00	\$ 3,750.00		\$	-
32.	Import and Place Topsoil.	85	CY	\$ 99.00	\$ 8,415.00		\$	-
33.	Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch.	1	LS	\$ 750.00	\$ 750.00		\$	-
34.	48" Box Tree Planting.	1	EA	\$ 1,835.00	\$ 1,835.00		\$	-
35.	5 Gallon Shrub Planting.	83	EA	\$ 18.00	\$ 1,494.00	25	\$	450.00
36.	1 Gallon Shrub Planting.	39	EA	\$ 15.00	\$ 585.00		\$	-
37.	Plant Establishment Period (90 Calendar days).	1	LS	\$ 3,000.00	\$ 3,000.00		\$	-
38.	Remove, Box, Relocate and Protect Existing Palm Tree in Location Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer.							
		3	EA	\$ 2,100.00	\$ 6,300.00		\$	-

Contract Total: \$ 863,886.00 Total this Period: \$ 325,962.45

Total Compl

					Warrant B	Billing Period
CONTRACT PAYMENTS:			Invoice Date	Invoice No.	Invoice Due Date	Invoice Pay Date
Total Items Completed to Date:	\$	678,827.75	08/22/2022	1	08/24/2022	09/01/2022
Less 5% Retention:	\$	33,941.39	09/09/2022	2	09/21/2022	09/29/2022
Progress Payment No 1:	\$	21,440.17	10/11/2022	3	10/19/2022	10/27/2022

Contractor: Diamond Construction & Design

921 N. Harbor Blvd., #622

La Habra, CA 90631

VALLEY VIEW AVENUE & ROSECRANS AVENUE
INTERSECTION IMPROVEMENTS

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

Contract Work

313,781.87 Progress Payment No 2: \$

Progress Payment No 3: 309,664.32

	Amount	Accol
Finance Please Pay:	\$ 309,664.32	PW190
5% Retention Completed this Period:	\$ 16,298.12	2700
Recommended by Project Manager:	Robert Garcia	
Approved by PW Director:	Noe Negrete	

12/30/2022

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Contractor: Diamond Construction & Design

921 N. Harbor Blvd., #622

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INTERSECTION IMPROVEMENTS

VALLEY VIEW AVENUE & ROSECRANS AVENUE

La Habra, CA 90631

Item				Contract	Completed This Period		
No.	Description	Quantity	Units	Unit Price	Total	Quantity	Amount
Contra	ant Manue						

Contract Work

12/30/2022 Page 15 of 42

Contractor: Diamond Construction & Design

921 N. Harbor Blvd., #622

VALLEY VIEW AVENUE & ROSECRANS AVENUE

La Habra, CA 90631

INTERSECTION IMPROVEMENTS

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

Contract Work

12/30/2022 Page 16 of 42

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Contractor: Diamond Construction & Design

Prog

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd., #622 La Habra, CA 90631

INTERSECTION IMPROVEMENTS

Item	<u> </u>			Contract	Completed This Period		
No.	Description	Quantity	Units	Unit Price	Total	Quantity	Amount

Contract Work

12/30/2022 Page 17 of 42

Contractor: Diamond Construction & Design

921 N. Harbor Blvd., #622

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INTERSECTION IMPROVEMENTS

VALLEY VIEW AVENUE & ROSECRANS AVENUE

La Habra, CA 90631

Item				Contract	Completed This Period		
No.	Description	Quantity	Units	Unit Price	Total	Quantity	Amount
Contr	act Work						

12/30/2022 Page 18 of 42

Contractor: Diamond Constructgress Payment No 3 \$ 309,664.32

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd., La Habra, CA 90631

INTERSECTION IMPROVEMENTS

Item			Contract					Completed To Date			
No.	Description	Quantity	Units		Unit Price		Total	Quantity		Amount	
Contra	act Work										
1.	Mobilization.	1	LS	\$	21,070.00	\$	21,070.00	75%	\$	15,802.50	
2.	Clearing and Grubbing.	1	LS	\$	9,600.00	\$	9,600.00		\$	-	
3.	Construction Survey and Monument Perpetuation.	1	LS	\$	8,720.00	\$	8,720.00	90%	\$	7,848.00	
	Preparation, Implementation and Modification of the SWPPP.	1	LS	\$	7,000.00	\$	7,000.00	40.0%	\$	2,800.00	
5.	Roadway Unclassified Excavation.	375	CY	\$	110.00	\$	41,250.00	245	\$	26,950.00	
6.	Place CMB/ Over excavation.	50	CY	\$	95.00	\$	4,750.00	125	\$	11,875.00	
	Remove Existing and Construct A2 8" PCC Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7, W=24" and SPPWC Std. Plan No.120-2, Curb Face to Match Existing.		LF	\$	65.00	\$	8,775.00	74	\$	4,810.00	
	Remove Existing and Construct B2 6" Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7,B2 and B3 6" Curb and Gutter per SPPWC Std. Plan 121-2, W=12".		LF	\$	65.00	\$	53,950.00	722	\$	46,930.00	
9.	Remove Existing and Construct B1 6" PCC Curb Per Santa Fe Springs Standard Plan No.R-7, B1 & SPPWC Std. Plan 121-2.		LF	\$	50.00	\$	23,750.00	659	\$	32,950.00	
10.	Construct River Rock Median.	2,220	SF	\$	36.00	\$	79,920.00	1,876	\$	67,536.00	
11.	Construct Median Nose.	3	EA	\$	3,400.00	\$	10,200.00	3	\$	10,200.00	
	Remove Existing and Construct PCC Commercial Driveway per City Std. Plan.	1	EA	\$	11,500.00	\$	11,500.00	1	\$	11,500.00	
13.	Remove Existing and Construct New 4" Thick PCC Sidewalk on 4" CMB.	614	SF	\$	18.00	\$	11,052.00	835	\$	15,030.00	

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Contractor: Diamond Constructgress Payment No 3 \$ 309,664.32

VALLEY VIEW AVENUE & ROSECRANS AVENUE

INTERSECTION IMPROVEMENTS

921 N. Harbor Blvd., La Habra, CA 90631

Item				Contract		Completed To Date		
No.	Description	Quantity	Units	Unit Price	Total	Quantity		Amount
Contr	act Work							
14.	Remove Existing and Construct 4" Thick PCC Curb Ramp, Case and Type Per Plan with Black Truncated Domes, Retaining Curb, Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5.		EA	\$ 11,600.00	\$ 23,200.00	2	\$	23,200.00
15.	Sawcut and Remove Existing PCC Pavement and Construct 6" PCC Pavement Over Compacted Subgrade.	420	SF	\$ 21.00	\$ 8,820.00	416	\$	8,736.00
16.	Construct 12" AC Pavement.	50	TON	\$ 200.00	\$ 10,000.00		\$	-
17.	Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade.	7,100	SF	\$ 20.00	\$ 142,000.00	6,655	\$	133,100.00
18.	Construct PCC Local Depression.	140	SF	\$ 95.00	\$ 13,300.00		\$	-
19.	Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S=4').	39	LF	\$ 280.00	\$ 10,920.00		\$	ı
20.	Remove and Construct Rail Top Box Culvert No. 13 beneath the Street (S=4').	40	LF	\$ 220.00	\$ 8,800.00		\$	-
21.	Construct Manhole Frame and Cover for Box Culvert.	2	EA	\$ 2,500.00	\$ 5,000.00		\$	-
22.	Place Crushed Aggregate Base.	34	CY	\$ 130.00	\$ 4,420.00		\$	-
23.	Adjust Water Valve Frame and Cover to Grade.	4	EA	\$ 750.00	\$ 3,000.00		\$	-
24.	Adjust Manhole Frame and Cover to Grade.	2	EA	\$ 2,000.00	\$ 4,000.00		\$	-
25.	Relocate Irrigation Control Valve.	2	EA	\$ 750.00	\$ 1,500.00		\$	-
26.	Relocate Backflow Preventer.	1	EA	\$ 2,100.00	\$ 2,100.00		\$	-
27.	Traffic Control.	1	LS	\$ 19,600.00	\$ 19,600.00	65%	\$	12,740.00
28.	Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb.	1	LS	\$ 17,203.00	\$ 17,203.00		\$	-

12/30/2022

Contractor: Diamond Constructgress Payment No 3 \$ 309,664.32

921 N. Harbor Blvd.,

La Habra, CA 90631

INTERSECTION IMPROVEMENTS

VALLEY VIEW AVENUE & ROSECRANS AVENUE

14	Construct Valley View / Rosecrans Traffic Signal. 1 LS \$ 249,501.00 \$ 249,501.00 \$ 85% \$ 212,075.85 rrigation. Replace Irrigation and Landscape Impacted by Construction. 1 LS \$ 3,750.00 \$ 3,750.00 \$ 90% \$ 3,375.00 mport and Place Topsoil. Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch. 1 LS \$ 750.00 \$ 750.00 \$ - 18" Box Tree Planting. 1 EA \$ 1,835.00 \$ 1,835.00 1 \$ 1,835.00 \$ 1,944.00 \$ 108 \$ 1,944.00									
Item						,		•	leted I	
No.	Description	Quantity	Units		Unit Price		Total	Quantity		Amount
Contr	act Work									
29.	Construct Valley View / Rosecrans Traffic Signal.	1	LS	\$	249,501.00	\$	249,501.00	85%	\$	212,075.85
30.	Irrigation.	1	LS	\$	22,856.00	\$	22,856.00	90%	\$	20,570.40
31.	Replace Irrigation and Landscape Impacted by Construction.	1	LS	\$	3,750.00	\$	3,750.00	90%	\$	3,375.00
32.	Import and Place Topsoil.	85	CY	\$	99.00	\$	8,415.00	65	\$	6,435.00
33.	Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch.	1	LS	\$	750.00	\$	750.00		\$	-
34.	48" Box Tree Planting.	1	EA	\$	1,835.00	\$	1,835.00	1	\$	1,835.00
35.	5 Gallon Shrub Planting.	83	EA	\$	18.00	\$	1,494.00	108	\$	1,944.00
36.	1 Gallon Shrub Planting.	39	EA	\$	15.00	\$	585.00	39	\$	585.00
37.	Plant Establishment Period (90 Calendar days).	1	LS	\$	3,000.00	\$	3,000.00		\$	-
38.	Remove, Box, Relocate and Protect Existing Palm Tree in Location Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer.		- A	•	0.400.00	6	6 200 00		•	
		3	EA	\$	2,100.00	Ф	6,300.00		\$	

Contract Total: \$ 863,886.00 678,827.75

> 678,827.75 leted Items to Date: \$

> > 16,298.12

309,664.32

CONTRACT	PAYMENTS:
	I AIMENIO.

Invoice Date Amount **Retention Amount** Invoice No. Total Items Completed to Date: 678,827.75 08/22/2022 21,440.17 \$ 1,128.43 1 Less 5% Retention: 33,941.39 09/09/2022 \$ 313,781.87 \$ 16,514.84 2

Progress Payment No 1: 21,440.17 10/11/2022 3

Contractor: Diamond Constructgress Payment No 3 \$ 309,664.32

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd., La Habra CA 00631

INTERCECTION	IMPROVEMENTS
INTERSECTION	IMPROVEMENTS

La Habia, CA 9003 i	
	Completed To Date

Item				Contract		Comple	ted To Date
No.	Description	Quant	tity Units	Unit Price	Total	Quantity	Amount
Contra	act Work						
Progre	ess Payment No 2:	\$	313,781.87				
Progr	ress Payment No 3:	\$	309,664.32			unt	

Finance Please Pay:)102 5% Retention Completed this Period: 10 **Recommended by Project Manager:** Approved by PW Director:

12/30/2022 Page 22 of 42

Contractor: Diamond Constructgress Payment No 3 \$

309,664.32

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

La Habra, CA 90631 **INTERSECTION IMPROVEMENTS**

Item				Contract		Comple	ted To Date
No.	Description	Quantity	Units	Unit Price	Total	Quantity	Amount
Conti	ract Work						

Contract Work

12/30/2022 Page 23 of 42

Contractor: Diamond Constructgress Payment No 3 \$

309,664.32

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd., La Habra, CA 90631

INTERSECTION IMPROVEMENTS

Item		Contract		Comple	ted To Date
No. Description	Quantity Unit	S Unit Price	Total	Quantity	Amount

Contract Work

12/30/2022 Page 24 of 42

Contractor: Diamond Constructgress Payment No 3 \$

309,664.32

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd., La Habra, CA 90631

INTERSECTION IMPROVEMENTS

Item		Contract		Comple	ted To Date
No. Description	Quantity Units	Unit Price	Total	Quantity	Amount

Contract Work

12/30/2022 Page 25 of 42

Contractor: Diamond Constructgress Payment No 3 \$

309,664.32

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

INTERSECTION IMPROVEMENTS

La Habra, CA 90631	
	Completed To Date

Item	1		Contract		Complet	ted To Date
No. Description	Quantity	Units	Unit Price	Total	Quantity	Amount
Contract Work						_
						·

12/30/2022 Page 26 of 42

Contractor: Diamond Construct

921 N. Harbor Blvd.,

VALLEY VIEW AVENUE & ROSECRANS AVENUE

INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item				Contract		
No.	Description	Quantity	Units	Unit Price	Total	
Contr	act Work					Over Budgert / Good
1.	Mobilization.	1	LS	\$ 21,070.00	\$ 21,070.00	Good
2.	Clearing and Grubbing.	1	LS	\$ 9,600.00	\$ 9,600.00	Good
3.	Construction Survey and Monument Perpetuation.	1	LS	\$ 8,720.00	\$ 8,720.00	Good
4.	Preparation, Implementation and Modification of the SWPPP.	1	LS	\$ 7,000.00	\$ 7,000.00	Good
5.	Roadway Unclassified Excavation.	375	CY	\$ 110.00	\$ 41,250.00	Good
6.	Place CMB/ Over excavation.	50	CY	\$ 95.00	\$ 4,750.00	Over Budget
	Remove Existing and Construct A2 8" PCC Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7, W=24" and SPPWC Std. Plan No.120-2, Curb Face to Match Existing.		LF	\$ 65.00	\$ 8,775.00	Good
8.	Remove Existing and Construct B2 6" Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7,B2 and B3 6" Curb and Gutter per SPPWC Std. Plan 121-2, W=12".		LF	\$ 	\$ 53,950.00	Good
9.	Remove Existing and Construct B1 6" PCC Curb Per Santa Fe Springs Standard Plan No.R-7, B1 & SPPWC Std. Plan 121-2.		LF	\$ 50.00	\$ 23,750.00	Over Budget
10.	Construct River Rock Median.	2,220	SF	\$ 36.00	\$ 79,920.00	Good
11.	Construct Median Nose.	3	EA	\$ 3,400.00	\$ 10,200.00	Good
	Remove Existing and Construct PCC Commercial Driveway per City Std. Plan.	1	EA	\$ 11,500.00	\$ 11,500.00	Good
13.	Remove Existing and Construct New 4" Thick PCC Sidewalk on 4" CMB.	614	SF	\$ 18.00	\$ 11,052.00	Over Budget

12/30/2022 Page 27 of 42

Contractor: Diamond Construct

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item				Contract		
No.	Description	Quantity	Units	Unit Price	Total	
Contra	act Work					Over Budgert / 0
	Remove Existing and Construct 4" Thick PCC Curb Ramp, Case and Type Per Plan with Black Truncated Domes, Retaining Curb, Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5.	2	EA	\$ 11,600.00	\$ 23,200.00	Good
	Sawcut and Remove Existing PCC Pavement and Construct 6" PCC Pavement Over Compacted Subgrade.	420	SF	\$ 21.00	\$ 8,820.00	Good
16.	Construct 12" AC Pavement.	50	TON	\$ 200.00	\$ 10,000.00	Good
	Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade.	7,100	SF	\$ 20.00	\$ 142,000.00	Good
18.	Construct PCC Local Depression.	140	SF	\$ 95.00	\$ 13,300.00	Good
19.	Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S=4').	39	LF	\$ 280.00	\$ 10,920.00	Good
	Remove and Construct Rail Top Box Culvert No. 13 beneath the Street (S=4').	40	LF	\$ 220.00	\$ 8,800.00	Good
21.	Construct Manhole Frame and Cover for Box Culvert.	2	EA	\$ 2,500.00	\$ 5,000.00	Good
22.	Place Crushed Aggregate Base.	34	CY	\$ 130.00	\$ 4,420.00	Good
23.	Adjust Water Valve Frame and Cover to Grade.	4	EA	\$ 750.00	\$ 3,000.00	Good
24.	Adjust Manhole Frame and Cover to Grade.	2	EA	\$ 2,000.00	\$ 4,000.00	Good
25.	Relocate Irrigation Control Valve.	2	EA	\$ 750.00	\$ 1,500.00	Good
26.	Relocate Backflow Preventer.	1	EA	\$ 2,100.00	\$ 2,100.00	Good
27.	Traffic Control.	1	LS	\$ 19,600.00	\$ 19,600.00	Good
	Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb.	1	LS	\$ 17,203.00	\$ 17,203.00	Good

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Contractor: Diamond Construct

921 N. Harbor Blvd.,

VALLEY VIEW AVENUE & ROSECRANS AVENUE INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item		Contract						
No.	Description	Quantity	Units		Unit Price		Total	
Contr	act Work							
29.	Construct Valley View / Rosecrans Traffic Signal.	1	LS	\$	249,501.00	\$	249,501.00	
30.	Irrigation.	1	LS	\$	22,856.00	\$	22,856.00	
31.	Replace Irrigation and Landscape Impacted by Construction.	1	LS	\$	3,750.00	\$	3,750.00	
32.	Import and Place Topsoil.	85	CY	\$	99.00	\$	8,415.00	
33.	Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch.	1	LS	\$	750.00	\$	750.00	
34.	48" Box Tree Planting.	1	EA	\$	1,835.00	\$	1,835.00	
35.	5 Gallon Shrub Planting.	83	EA	\$	18.00	\$	1,494.00	
36.	1 Gallon Shrub Planting.	39	EA	\$	15.00	\$	585.00	
37.	Plant Establishment Period (90 Calendar days).	1	LS	\$	3,000.00	\$	3,000.00	
38.	Remove, Box, Relocate and Protect Existing Palm Tree in Location Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer.						0.000.00	
		3	EA	\$	2,100.00	\$	6,300.00	

\$

Over Budgert / Good

Good

Good

Good

Good

Good

Good

Over Budget

Good

Good

Good

Contract Total: \$ 863,886.00

CONTRACT PAYMENTS:

Total Items Completed to Date:

Less 5% Retention:

Progress Payment No 1:

	Invoice Date	Invoice No.
678,827.75	08/22/2022	1
33,941.39	09/09/2022	2
21,440.17	10/11/2022	3

22,568.60

330,296.71

325,962.45

Contractor: Diamond Construct

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item		Contract						
No.	Description	Quan	tity	Units	Unit Price	Total		
Contract Work								
Progr	ess Payment No 2:	\$	31	3,781.87				
Progr	ress Payment No 3:	\$	30	9,664.32				

Finance Please Pay:

5% Retention Completed this Period:

Recommended by Project Manager: Approved by PW Director: Over Budgert / Good

12/30/2022 Page 30 of 42

Contractor: Diamond Construct

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item	Contract			
No. Description	Quantity Units Unit Price Total			

Contract Work

Over Budgert / Good

12/30/2022 Page 31 of 42

Contractor: Diamond Construct

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item		Contract				
No.	Description	Quantity	Units	Unit Price	Total	

Contract Work

Over Budgert / Good

12/30/2022 Page 32 of 42

Contractor: Diamond Construct

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item		Contract				
No.	Description	Quantity	Units	Unit Price	Total	

Contract Work

Over Budgert / Good

12/30/2022 Page 33 of 42

Contractor: Diamond Construct

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item		Contract	
No. Description	Quantity Units	Unit Price	Total

Contract Work

Over Budgert / Good

12/30/2022 Page 34 of 42

VALLEY VIEW AVENUE & ROSECRANS AVENUE

INTERSECTION IMPROVEMENTS

Contractor: Diamond Construct

921 N. Harbor Blvd.,

La Habra, CA 90631

Item				Contract		
No.	Description	Quantity	Units	Unit Price	Total	
Contra	act Work					% Complete
1.	Mobilization.	1	LS	\$ 21,070.00	\$ 21,070.00	75%
2.	Clearing and Grubbing.	1	LS	\$ 9,600.00	\$ 9,600.00	0%
3.	Construction Survey and Monument Perpetuation.	1	LS	\$ 8,720.00	\$ 8,720.00	90%
4.	Preparation, Implementation and Modification of the SWPPP.	1	LS	\$ 7,000.00	\$ 7,000.00	40%
5.	Roadway Unclassified Excavation.	375	CY	\$ 110.00	\$ 41,250.00	65%
6.	Place CMB/ Over excavation.	50	CY	\$ 95.00	\$ 4,750.00	250%
	Remove Existing and Construct A2 8" PCC Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7, W=24" and SPPWC Std. Plan No.120-2, Curb Face to Match Existing.		LF	\$ 65.00	\$ 8,775.00	55%
8.	Remove Existing and Construct B2 6" Curb and Gutter Per Santa Fe Springs Standard Plan No.R-7,B2 and B3 6" Curb and Gutter per SPPWC Std. Plan 121-2, W=12".		LF	\$ 65.00	53,950.00	87%
	Remove Existing and Construct B1 6" PCC Curb Per Santa Fe Springs Standard Plan No.R-7, B1 & SPPWC Std. Plan 121-2.		LF	\$ 50.00	\$ 23,750.00	139%
10.	Construct River Rock Median.	2,220	SF	\$ 36.00	\$ 79,920.00	85%
11.	Construct Median Nose.	3	EA	\$ 3,400.00	\$ 10,200.00	100%
	Remove Existing and Construct PCC Commercial Driveway per City Std. Plan.	1	EA	\$ 11,500.00	\$ 11,500.00	100%
13.	Remove Existing and Construct New 4" Thick PCC Sidewalk on 4" CMB.	614	SF	\$ 18.00	\$ 11,052.00	136%

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VALLEY VIEW AVENUE & ROSECRANS AVENUE

Contractor: Diamond Construct

921 N. Harbor Blvd.,

INTE	RSECTION IMPROVEMENTS				La Habra, CA 90631
Item				Contract	
No.	Description	Quantity	Units	Unit Price	Total
Contr	act Work				
1.1	Pamovo Existing and Construct A" Thick DCC Curb Pamp				

Contr	act Work						% Complete
14.	Remove Existing and Construct 4" Thick PCC Curb Ramp, Case and Type Per Plan with Black Truncated Domes, Retaining Curb, Curb and Gutter, and Match Existing Sidewalk per Caltrans Std. Plan A88A, or SPPWC Std. Plan 111-5.				¢	22 200 00	100%
15	Sawcut and Remove Existing PCC Pavement and Construct	2	EA	\$ 11,600.00	\$	23,200.00	99%
13.	6" PCC Pavement Over Compacted Subgrade.	420	SF	\$ 21.00	\$	8,820.00	33.70
16.	Construct 12" AC Pavement.	50	TON	\$ 200.00	\$	10,000.00	0%
17.	Sawcut and Remove Existing PCC Pavement and Construct 8" PCC Pavement Over Compacted Subgrade.	7,100	SF	\$ 20.00	\$	142,000.00	94%
18.	Construct PCC Local Depression.	140	SF	\$ 95.00	\$	13,300.00	0%
19.	Remove and Construct Reinforced Concrete Box Culvert No. 12 in the Parkway (S=4').	39	LF	\$ 280.00	\$	10,920.00	0%
20.	Remove and Construct Rail Top Box Culvert No. 13 beneath the Street (S=4').	40	LF	\$ 220.00	\$	8,800.00	0%
21.	Construct Manhole Frame and Cover for Box Culvert.	2	EA	\$ 2,500.00	\$	5,000.00	0%
22.	Place Crushed Aggregate Base.	34	CY	\$ 130.00	\$	4,420.00	0%
23.	Adjust Water Valve Frame and Cover to Grade.	4	EA	\$ 750.00	\$	3,000.00	0%
24.	Adjust Manhole Frame and Cover to Grade.	2	EA	\$ 2,000.00	\$	4,000.00	0%
	Relocate Irrigation Control Valve.	2	EA	\$ 750.00	\$	1,500.00	0%
	Relocate Backflow Preventer.	1	EA	\$ 2,100.00	\$	2,100.00	0%
	Traffic Control.	1	LS	\$ 19,600.00	\$	19,600.00	65%
28.	Traffic Signing, Thermoplastic Marking and Striping, Pavement Markers, and Repaint Red and Yellow Curb.	1	LS	\$ 17,203.00	\$	17,203.00	0%

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VALLEY VIEW AVENUE & ROSECRANS AVENUE

INTERSECTION IMPROVEMENTS

Contractor: Diamond Construct

921 N. Harbor Blvd.,

La Habra, CA 90631

Item				Contract		
No.	Description	Quantity	Units	Unit Price	Total	
Contra	act Work					% Complete
29.	Construct Valley View / Rosecrans Traffic Signal.	1	LS	\$ 249,501.00	\$ 249,501.00	85%
30.	Irrigation.	1	LS	\$ 22,856.00	\$ 22,856.00	90%
31.	Replace Irrigation and Landscape Impacted by Construction.	1	LS	\$ 3,750.00	\$ 3,750.00	90%
32.	Import and Place Topsoil.	85	CY	\$ 99.00	\$ 8,415.00	76%
33.	Soil Prep, Weed Abatement, and 3" Thick Layer of Mulch.	1	LS	\$ 750.00	\$ 750.00	0%
34.	48" Box Tree Planting.	1	EA	\$ 1,835.00	\$ 1,835.00	100%
35.	5 Gallon Shrub Planting.	83	EA	\$ 18.00	\$ 1,494.00	130%
36.	1 Gallon Shrub Planting.	39	EA	\$ 15.00	\$ 585.00	100%
37.	Plant Establishment Period (90 Calendar days).	1	LS	\$ 3,000.00	\$ 3,000.00	0%
38.	Remove, Box, Relocate and Protect Existing Palm Tree in Location Directed by Engineer. Palm Shall Be Relocated and Replanted in Planter as Directed by Engineer.		EA	\$ 2,100.00	\$ 6,300.00	0%

Contract Total: \$

863,886.00

CONTRACT PAYMENTS:		Invoice Date	Invoice No.
Total Items Completed to Date:	\$ 678,827.75	08/22/2022	1
Less 5% Retention:	\$ 33,941.39	09/09/2022	2
Progress Payment No 1:	\$ 21,440.17	10/11/2022	3

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VALLEY VIEW AVENUE & ROSECRANS AVENUE

INTERSECTION IMPROVEMENTS

Contractor: Diamond Construct

921 N. Harbor Blvd.,

La Habra, CA 90631

% Complete

Item				Contract	
No.	Description	Quantity	Units	Unit Price	Total
Contra	act Work				
Progr	ess Payment No 2:	\$ 31	3,781.87		

Progress Payment No 3: \$ 309,664.32

Finance Please Pay:

5% Retention Completed this Period:

Recommended by Project Manager:

Approved by PW Director:

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Contractor: Diamond Construct

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item		Contract				
No.	Description	Quantity	Units	Unit Price	Total	

Contract Work % Complete

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Contractor: Diamond Construct

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item		Contract				
No.	Description	Quantity	Units	Unit Price	Total	

Contract Work % Complete

12/30/2022 Page 40 of 42

Contractor: Diamond Construct

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item		Contract				
No.	Description	Quantity	Units	Unit Price	Total	

Contract Work % Complete

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Contractor: Diamond Construct

VALLEY VIEW AVENUE & ROSECRANS AVENUE

921 N. Harbor Blvd.,

INTERSECTION IMPROVEMENTS

La Habra, CA 90631

Item		Contract				
No.	Description	Quantity	Units	Unit Price	Total	

Contract Work % Complete

12/30/2022 Page 42 of 42

City of Santa Fe Springs

City Council Meeting

ITEM NO. 7H

January 3, 2023

CONSENT AGENDA

Agreement with Los Angeles County Department of Public Works to Participate in the County's Washington Boulevard Traffic Signal Synchronization Program (TSSP)

RECOMMENDATION

- Approve the Agreement with Los Angeles County Department of Public Works to participate in LA County's Washington Boulevard Traffic Signal Synchronization Program; and
- Authorize the City Manager to execute the Agreement on behalf of the City.

BACKGROUND

The Los Angeles County Department of Public Works has secured funding in the amount of \$1.8 million from the Los Angeles County Metropolitan Transportation Authority (Metro) to modify and synchronize traffic signals along Washington Boulevard from Atlantic Boulevard to Whittier Boulevard. Portions of Washington Boulevard are within the County, City of Montebello, City of Pico Rivera, City of Whittier and the City of Santa Fe Springs. After the grant funds from Metro have been deducted, the City's share of the cost for this project is \$86,600. The County will contribute \$32,600 towards the local match and the City will be responsible for the funding the balance \$54,000. All of these costs are based on County estimates and the final amount will be based on the project audit done when the project is completed.

The City and County have previously cooperated in implementing traffic signal synchronization projects on various arterials. The list of arterials includes Florence Avenue, Imperial Highway, Rosecrans Avenue, Valley View Avenue, Telegraph Road, Alondra Boulevard, and Carmenita Road. The purpose of this agreement is to memorialize the understanding between the County and the City regarding their rights, obligations and duties with respect to the Washington Boulevard TSSP project.

Basically, the County will manage the overall signal improvement project and continue to be responsible for the operation and maintenance of the traffic signals along Washington Boulevard. The County will also be responsible for the basic signal timing, and to maintain the coordination timing. The County will cooperate with the City to resolve any operational issues associated with the coordination timing.

LEGAL REVIEW

The City Attorney's office has reviewed the agreement.

FISCAL IMPACT

The City is responsible for the preliminary City share of the cost for the project which is \$54,000. Final Costs will be based on a post-project audit.

Report Submitted By: Noe Negrete // Date of Report: December 30, 2022

Director of Public Works

INFRASTRUCTURE IMPACT

The modification of the traffic signal along Washington Boulevard and the coordination of the traffic signal timing by the County will improve arterial traffic conditions and traffic flow thus saving motorists time and improving air quality.

Travis Hickey
Acting City Manager

Attachment:

1. Agreement with LA County TSSP

AGREEMENT

THIS AGREEMENT, made and entered into by and between the CITY OF SANTA FE SPRINGS, a municipal corporation in the County of Los Angeles, hereinafter referred to as CITY, and the COUNTY OF LOS ANGELES, a political subdivision of the State of California (hereinafter referred to as COUNTY):

WITNESSETH

WHEREAS, to assist in the traffic flow, CITY, the City of Pico Rivera, the City of Montebello, City of Whittier, City of Commerce, and COUNTY desire to modify and synchronize the traffic signals along Washington Boulevard from Atlantic Boulevard to Whittier Boulevard, a portion of which is within CITY, and which work is hereinafter referred to as PROJECT; and

WHEREAS, the proposed improvements are jurisdictionally shared between CITY, the City of Pico Rivera, the City of Montebello, the City of Whittier, the City of Commerce, and COUNTY, and separate agreements between the City of Pico Rivera and COUNTY, the City of Montebello and COUNTY, the City of Whittier and COUNTY, and the City of Commerce and COUNTY are being executed covering the portions of PROJECT within the City of Pico Rivera's, the City of Montebello's, the City of Whittier's, and the City of Commerce's jurisdictions; and

WHEREAS, PROJECT is within the shared geographical boundaries of CITY, the City of Pico Rivera, the City of Montebello, the City of Whittier, the City of Commerce, and COUNTY; and

WHEREAS, PROJECT is of general interest to CITY, the City of Pico Rivera, the City of Montebello, the City of Whittier, the City of Commerce, and COUNTY:

and WHEREAS, CITY and COUNTY previously executed an Agreement on January 6, 2010, to memorialize their understanding regarding their relative rights, obligations, and duties with respect to the County's Traffic Signal Synchronization Program (hereinafter referred to as TSSP Agreement); and

WHEREAS, PROJECT is included in the TSSP Agreement; and

WHEREAS, for the purpose of providing funding for PROJECT, COUNTY, as lead agency, on December 21, 2017, entered into an amended Memorandum of Understanding No. P00F1312 (MOU) with the Los Angeles County Metropolitan Transportation Authority (Metro); and

WHEREAS, COUNTY is willing to utilize and share with CITY the funding provided for in COUNTY/Metro MOU P00F1312 to finance a portion of COST OF PROJECT; and

WHEREAS, COST OF PROJECT includes the COST OF PRELIMINARY ENGINEERING, COST OF CONSTRUCTION CONTRACT, and COST OF CONSTRUCTION ADMINISTRATION; and

WHEREAS, the total COST OF PROJECT is currently estimated to be Three Million Six Hundred Thirty Nine Thousand Eight Hundred Dollars (\$3,639,800); and

WHEREAS, under the MOU, Metro will provide to COUNTY a grant (GRANT) of up to a maximum of One Million Eight Hundred Fifty-Six Thousand Four Hundred Dollars (\$1,856,400.00) for PROJECT; and

WHEREAS, allocation of the Metro grant is currently estimated to be, Two Hundred Thirty Four Thousand Five Hundred and 00/100 Dollars (\$234,500.00) towards CITY's jurisdictional share, Eight Hundred Ninety Eight Thousand Three Hundred and 00/100 Dollars (\$898,300.00) towards COUNTY's jurisdictional share, One Hundred Fifty Six Thousand One Hundred and 00/100 Dollars (\$156,100) towards the City of Commerce, Two Hundred Eighty Three Thousand Three Hundred and 00/100 Dollars (\$283,300.00) towards the City of Montebello's jurisdictional share, Two Hundred Seventy Nine Thousand and 00/100 Dollars (\$279,000.00) towards City of Pico Rivera's jurisdictional share, and Five Thousand Two Hundred and 00/100 Dollars (\$5,200.00) towards the City of Whittier's jurisdictional share.

WHEREAS, CITY is willing to finance its jurisdictional share of COST OF PROJECT currently estimated to be Three Hundred Twenty One Thousand One Hundred and 00/100 Dollars (\$321,100.00) by claiming its share of COUNTY/Metro grant funds, currently estimated to be Two Hundred Thirty Four Thousand Five Hundred and 00/100 Dollars (\$234,500.00) and contributing other CITY funds to a maximum of Fifty Four Thousand and 00/100 Dollars (\$54,000.00) to finance a portion of the COST OF PROJECT; and

WHEREAS, COUNTY agrees to contribute Thirty two Thousand Six Hundred and 00/100 Dollars (\$32,600.00) to finance a portion of CITY's COST OF PROJECT; and

WHEREAS, CITY agrees to contribute funds up to a maximum of Fifty Four Thousand and 00/100 Dollars (\$54,000.00) to finance a portion of the COST OF PROJECT; and

WHEREAS, CITY'S estimated share is the sum of the costs of actual quantities of construction contract items utilized within CITY jurisdiction plus thirty (30) percent of that for PRELIMINARY ENGINEERING cost, twenty (20) percent of that for CONSTRUCTION ADMINISTRATION cost, twenty (20) percent of that for contingencies, and four and a half (4) percent of combined costs of PRELIMINARY ENGINEERING and CONSTRUCTION ADMINISTRATION towards contract city liability trust fund altogether estimated to be Three Hundred Twenty One Thousand One Hundred and 00/100 Dollars (\$321,100.00); and

WHEREAS, BASIC TRAFFIC SIGNAL TIMING involves the timing parameters for the general operation of a traffic signal, which typically include, but is not limited to, defining the phases, attributes and timing values for each permitted phase, pedestrian movement, and assigning detection; and

WHEREAS, COORDINATION TRAFFIC SIGNAL TIMING involves the timing parameters that allow multiple traffic signals to be synchronized with each other, which typically include defining coordination cycle lengths, offsets and time of day operations for each traffic signal coordination plan; and

WHEREAS, COUNTY agrees to be responsible to perform or cause to be performed the PRELIMINARY ENGINEERING, solicitation of construction bids and award of CONSTRUCTION CONTRACT, and CONSTRUCTION ADMINISTRATION for PROJECT; and

WHEREAS, COUNTY agrees to be responsible to perform or cause to be performed the equipment and system testing and develop and implement the BASIC TRAFFIC SIGNAL TIMING and COORDINATION TRAFFIC SIGNAL TIMING for PROJECT; and

WHEREAS, such a proposal is authorized and provided for by the provisions of Sections 6500 and 23004, et seq., of the Government Code and Sections 1685 and 1803 of the California Streets and Highways Code.

NOW, THEREFORE, in consideration of the mutual benefits to be derived by CITY and COUNTY and of the promises herein contained, it is hereby agreed as follows:

(1) DEFINITIONS:

- a. The term JURISDICTION, as referred to in this AGREEMENT, shall be defined as the area within the jurisdictional boundary of each governmental entity party to this AGREEMENT.
- b. PRELIMINARY ENGINEERING, as referred to in this AGREEMENT, shall consist of environmental findings and approvals/permits; design survey; soils report; traffic index and geotechnical investigation; preparation of plans, specifications, and cost estimates; right-of-way engineering; utility engineering; and all other necessary work prior to advertising of PROJECT for construction bids.
- c. COST OF CONSTRUCTION CONTRACT, as referred to in this AGREEMENT, shall consist of the actual payments to the construction contractor(s) for PROJECT and the total of all payments to utility companies or contractor(s) for the relocation of facilities necessary for the construction of PROJECT, and the cost of any additional unforeseen work that is necessary for the construction of PROJECT.

- d. CONSTRUCTION ADMINISTRATION as referred to in this AGREEMENT shall consist of construction contract administration, construction inspection, materials testing, construction survey, traffic detour, signing and striping, construction engineering, utility relocation and coordination matters, changes and modifications of plans and specifications for PROJECT necessitated by unforeseen or unforeseeable field conditions encountered during construction of PROJECT, construction contingencies, and all other necessary work after advertising of PROJECT for construction bids to cause PROJECT to be constructed in accordance with said plans and specifications approved by CITY and COUNTY.
- e. COST OF PROJECT, as referred to in this AGREEMENT, shall consist of the COST OF CONSTRUCTION CONTRACT and costs of PRELIMINARY ENGINEERING. CONSTRUCTION ADMINISTRATION, BASIC **TRAFFIC** SIGNAL TIMING, COORDINATION TRAFFIC SIGNAL TIMING for traffic signals within PROJECT limits, right-of-way acquisition and clearance matters, and all other work and materials necessary to construct PROJECT in accordance with the approved plans and shall include currently effective percentages added to total salaries, wages, and equipment costs to cover overhead, administration, and depreciation in connection with any or all of the aforementioned items.
- f. Completion of PROJECT as referred to in this AGREEMENT shall be defined as the date of field acceptance of construction of PROJECT by COUNTY and an electronic notification to CITY'S City Manager that the improvements within CITY'S JURISDICTION are completed and transferred to CITY for purpose of operation and maintenance.

(2) CITY AGREES:

- a. To finance CITY'S share of COST OF PROJECT, the actual amount of which is to be determined by a final accounting, pursuant to paragraph (4) d., below.
- b. To deposit with COUNTY, following execution of this AGREEMENT and upon demand by COUNTY, CITY funds in the amount of Fifty-Four Thousand and 00/100 Dollars (\$54,000.00) hereinafter referred as CITY'S PAYMENT. Said demand will consist of a billing invoice prepared by COUNTY and delivered to CITY.
- c. To obtain and grant to COUNTY any necessary temporary right of way within CITY for the construction of PROJECT at no cost to COUNTY.
- d. To issue to COUNTY a no-fee permit(s) authorizing COUNTY to construct those portions of PROJECT with CITY highway right of way

- on condition that the COUNTY'S contractor meets the insurance requirements as required and approved by the CITY's Risk Manager.
- e. To cooperate with COUNTY in conducting negotiations with and, where appropriate, issue notices to public utilities and owners of substructure and overhead facilities regarding the relocation, removal, operation, and maintenance of all surface and underground utilities and facilities, structures, and transportation services, which interfere with the proposed construction. Where utilities have been installed in CITY streets or on CITY property, CITY will provide the necessary right of way for the relocation of those utilities and facilities that interfere with the construction of PROJECT. CITY will take all necessary steps to grant, transfer, or assign all prior rights over utility companies and owners of substructure and overhead facilities when necessary to construct, complete, and maintain PROJECT.
- f. To authorize COUNTY to represent CITY pursuant to this AGREEMENT, in negotiations pertaining to the advertisement of PROJECT for construction bids, award, and administration of the construction contract and in all things necessary and proper to complete PROJECT.
- g. Upon completion of PROJECT: (1) to accept full and complete ownership of, and responsibility for, the PROJECT; and (2) to maintain in good condition and at CITY expense all improvements constructed as part of PROJECT within CITY'S JURISDICTION, including the BASIC TRAFFIC SIGNAL TIMING and the COORDINATION TRAFFIC SIGNAL TIMING to support synchronization of traffic signals on Beverly Boulevard.

(3) COUNTY AGREES:

- a. To perform or cause to be performed the preliminary engineering, contract administration, construction inspection and engineering, utility engineering and relocation, traffic detour, BASIC TRAFFIC SIGNAL TIMING, TRAFFIC SIGNAL COORDINATION TIMING, and final signing and striping for PROJECT.
- b. To act as lead agency, prepare the necessary environmental documents, and make the required environmental findings for PROJECT pursuant to the California Environmental Quality Act.
- c. To contribute toward CITY'S share of COST OF PROJECT, currently estimated to be Thirty-Two Thousand Six Hundred and 00/100 Dollars (\$32,600.00).

- d. To submit an invoice to CITY in the amount of Fifty-Four Thousand and 00/100 Dollars (\$54,000.00) upon adoption of this AGREEMENT by COUNTY.
- e. To obtain CITY'S approval of plans for PROJECT prior to advertising for construction bids.
- f. To advertise PROJECT for construction bids, to award and to administer the construction contract, and to act on behalf of CITY in all negotiations pertaining thereto.
- g. To administer the design and construction of PROJECT in accordance with all regulations and requirements of Metro relating to the expenditure of Proposition C Local Return funds and Proposition C Twenty-five Percent (25%) Discretionary funds and Memorandum of Understanding No. P00F1312 between COUNTY and Metro. COUNTY'S records for PROJECT shall be open to inspection and subject to audit and reproduction by COUNTY and Metro, or any of their duly authorized representatives, and shall be retained by COUNTY for a period of not less than seven (7) years after final payment to contractor(s) for PROJECT.
- h. To ensure that CITY and all officers and employees of CITY are named as additional insured parties under the construction contractor's(s') Contractor's General Liability and automobile insurance policies.
- i. To furnish to CITY, within one hundred eighty (180) calendar days after final Board acceptance of PROJECT, a final accounting of the actual CITY'S share of COST OF PROJECT including an itemization of actual unit costs and actual contract quantities, as specified in paragraph (3) a., above.
- j. To perform or cause to be performed the equipment and system testing and to develop and implement the BASIC TRAFFIC SIGNAL TIMING and COORDINATION TRAFFIC SIGNAL TIMING for the PROJECT.
- k. To return any unexpended CITY funds if COUNTY fails to complete all or a portion of PROJECT within CITY'S JURISDICTION.
- (4) IT IS MUTUALLY UNDERSTOOD AND AGREED AS FOLLOWS:
 - a. Nothing in this AGREEMENT is intended to alter TSSP Agreement.
 - b. The financial obligations of COUNTY pursuant to this AGREEMENT are conditional upon COUNTY obtaining reimbursement from Metro pursuant to Memorandum of Understanding No. P00F1312 between COUNTY and Metro. If COUNTY and/or Metro fails to provide its financial contribution, then COUNTY shall refund CITY'S payment within

- ninety (90) calendar days after notice from Metro to COUNTY that Metro funds are not available.
- c. The final accounting of the actual total COST OF PROJECT shall allocate said total cost between CITY and COUNTY based on the previously agreed upon improvements and/or work completed. Thus, the cost of all work or improvements (including all engineering, administration, and all other costs incidental to PROJECT work), previously agreed upon as CITY'S share of the COST OF PROJECT, shall be borne by CITY. The cost of all work or improvements (including all engineering, administration, and all other costs incidental to PROJECT work), previously agreed upon as COUNTY'S share of the COST OF PROJECT, shall be borne by COUNTY.
- d. That if at final accounting CITY'S share of COST OF PROJECT is less than CITY'S PAYMENT, as set forth in paragraph (2) a., above, COUNTY shall refund the difference to CITY without further action by CITY.
- e. That if CITY'S PAYMENT, as set forth in paragraph (2) a., above is not delivered to COUNTY office, which is described on the billing invoice prepared by COUNTY within sixty (60) calendar days after the date of said invoice, notwithstanding the provisions of Government Code Section 907, COUNTY may satisfy such indebtedness, including interest thereon, from any funds of CITY on deposit with COUNTY after giving notice to CITY of COUNTY'S intention to do so.
- f. CITY shall review the final accounting invoice prepared by COUNTY and report in writing any discrepancies to COUNTY within sixty (60) calendar days after the date of said invoice. COUNTY shall review all disputed charges and submit a written justification detailing the basis for those charges within sixty (60) calendar days of receipt of CITY'S written report.
- g. COUNTY at any time may, at its sole discretion, designate an alternative payment mailing address and an alternative schedule for payment of CITY funds if applicable. CITY shall be notified of such changes by invoice prepared by COUNTY and delivered to CITY.
- h. During construction of PROJECT, COUNTY shall furnish an inspector or other representative to perform the functions of an inspector. CITY may also furnish, at no cost to COUNTY, an inspector or other representative to inspect construction of the PROJECT. CITY shall have no obligation to inspect the PROJECT and no liability shall be attributable as a result of CITY'S inspection or failure to inspect. Said inspectors shall cooperate and consult with each other, but the orders of COUNTY inspector to the contractor or any other person in charge of

construction shall prevail and be final, and COUNTY inspector shall be responsible for the proper inspection of PROJECT as needed.

- This AGREEMENT may be amended or modified only by mutual written consent of COUNTY and CITY. Amendments and modifications of a nonmaterial nature may be made by the mutual written consent of the parties.
- j. Any correspondence, communication, or contact concerning this AGREEMENT shall be directed to the following:

CITY: Noe Negrete

Director of Public Works City of Santa Fe Springs 11710 Telegraph Road Santa Fe Springs, CA 90670

COUNTY: Mr. Mark Pestrella

Director of Public Works

Los Angeles County Public Works

P.O. Box 1460

Alhambra, CA 91802-1460

- k. COUNTY and CITY acknowledge and recognize that the improvements contemplated by this AGREEMENT provide significant regional and local benefits with respect to reducing traffic congestion. COUNTY and CITY further acknowledge and recognize that the cost of defending claims and lawsuit arising from the improvements contemplated by this AGREEMENT is paid for by public monies and both parties share an interest in reducing the amount of public monies spent on defending claims and lawsuits where possible without prejudicing their respective defenses.
- In the event that a claim lawsuit is brought against COUNTY and CITY based on the allegation that the design, construction, maintenance, or operation of the improvements constructed under this AGREEMENT proximately caused injuries or damage, COUNTY and CITY agree to cooperate as much as possible with respect to defending the claim or lawsuit without causing prejudice to their respective defenses to the claim or lawsuit. Upon receipt of the claim or lawsuit, the COUNTY and CITY, through their respective agents if appropriate, shall promptly investigate the matter. COUNTY and CITY shall then meet and confer promptly regarding whether a joint defense is appropriate or if one party should tender its defense and indemnification to the other party.

- m. Neither COUNTY nor any officer or employee of COUNTY shall be responsible for any damage or liability occurring by reason of any act or omission on the part of CITY under or in connection with any work, authority, or jurisdiction delegated to, assumed by, or determined to be the responsibility of CITY under this AGREEMENT. It is also understood and agreed that, pursuant to Government Code, Section 895.4, CITY shall fully indemnify, defend, and hold COUNTY harmless from any liability imposed for injury (as defined by Government Code, Section 810.8) occurring by reason of any act or omission on the part of CITY under or in connection with any work, authority, or jurisdiction delegated to or determined to be the responsibility of CITY under this AGREEMENT. Where liability for injury (as defined by Government Code, Section 810.8) is sought to be imposed under Section 830, et seq. of the Government Code for a dangerous condition of property owned by or under the control of CITY, CITY shall fully defend, indemnify, and hold COUNTY harmless from any and all liability arising from such dangerous condition.
- n. Neither CITY nor any officer or employee of CITY shall be responsible for any damage or liability occurring by reason of any act or omission on the part of COUNTY under or in connection with any work, authority, or jurisdiction delegated to or determined to be the responsibility of COUNTY under this AGREEMENT. It is also understood and agreed that, pursuant to Government Code, Section 895.4, COUNTY shall fully indemnify, defend, and hold CITY harmless from any liability imposed for injury (as defined by Government Code, Section 810.8) occurring by reason of any act or omission on the part of COUNTY under or in connection with any work, authority, or jurisdiction delegated to or determined to be the responsibility of COUNTY under this AGREEMENT.
- o. It is understood and agreed that the provisions of Assumption of Liability Agreement No. 33586 between CITY and COUNTY, adopted by the Board of Supervisors on December 27, 1977, and currently in effect, are inapplicable to this AGREEMENT.

parties hereto have caused this espective officers, duly authorized, by the
, 2023, and by the , 2023.
COUNTY OF LOS ANGELES
By Director of Public Works
CITY OF SANTA FE SPRINGS
By City Manager
APPROVED AS TO FORM:
ByCity Attorney

ITEM NO. 7I

January 3, 2023

CONSENT AGENDA

City Council Meeting

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

RECOMMENDATION(S)

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

BACKGROUND

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

Travis Hickey

Acting City Manager

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Attachment(s):
None

Report Submitted By: Janet Martinez

City Clerk

Date of Report: December 30, 2022



ITEM NO. 8

City Council Meeting

January 3, 2023

PUBLIC HEARING - ORDINANCE FOR ADOPTION

Ordinance No. 1116 – An ordinance of the City of Santa Fe Springs amending Section 150.001 (Building Code Adopted) of Chapter 150 (Building Regulations) of the Municipal Code by adopting by reference the 2023 Edition of the Los Angeles County Building Code (Title 26), Electrical Code (Title 27), Plumbing Code (Title 28), Mechanical Code (Title 29), Residential Code (Title 30), Green Building Standards Code (Title 31) and Existing Building Codes (Title 33). (City of Santa Fe Springs)

RECOMMENDATION(S):

- Open the Public Hearing;
- Receive any comments from the public;
- Adopt Ordinance No. 1116; and
- Make the determination that this action is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) under the general rule contained in Section 1506(b)(3) and Public Resource Code Section 21080(b)(15).

BACKGROUND

Ordinance No. 1116 was introduced and passed its first reading at the December 6, 2022 City Council Meeting. Below is the substance of the agenda report for the proposed ordinance as it appeared at said meeting.

The California Health and Safety Code requires that local jurisdictions maintain and update the codes which govern construction within the State. This means that local jurisdictions must adopt ordinances to impose the same building standards as are contained in the California Building Standards Code, with the exception that they may establish building standards that are more restrictive and that are reasonably necessary due to one of the following three conditions: local climatic, geological, and/or topographical conditions.

The State recently adopted the 2022 Edition of the California Building Standards Code (hereinafter referred to as "State Code"), which includes the California Building, Residential, Electrical, Mechanical, Plumbing, Energy, Green Building Codes, etc. Subsequently, to meet the California Health and Safety Code requirements, the County of Los Angeles recently adopted (by reference) the State Code. The County, however, adopted several amendments found to be reasonably necessary due to local topographical, geological, and/or climatic conditions. Attachment "A" of Ordinance No. 1116 provides a summary chart of the amendments to the State Code, and applicable findings and explanations for each amendment.

Report Submitted By: Cuong Nguyen

Planning and Development Department

Date of Report: December 30, 2022

Ordinance No. 1116 Page 2 of 4

The primary source for the County amendments to the State Code has been the Los Angeles Basin Chapter of the International Code Council, which represents 88 Cities and the County of Los Angeles. The Los Angeles Basin Chapter took the lead in reviewing the 2022 California Building, Residential, and Green Building Standards Codes and previous amendments that were developed by the Los Angeles Regional Uniform Code Program in 2019 to determine which amendments are essential for our region based on our specific needs. This effort ensures conformity and consistency among all local jurisdictions that will help designers, developers, and the public at large in having one set of local amendments.

PROPOSED CHANGES

At this time, in order for the City of Santa Fe Springs to be in compliance with State Law and provide the most current review services for building construction, it is recommended that the City Council adopt Ordinance No. 1116, and amend the City Code by adopting by reference the 2023 Edition of the Los Angeles County Building Code (Title 26) excluding County amendments to Chapter 94 (Repair Welded Steel Moment Frame Buildings), Chapter 95 (Earthquake Hazard Reduction for Existing Concrete Tilt-Up Buildings) and Chapter 96 (Earthquake Hazard Reduction for Existing Unreinforced masonry Bearing Wall Buildings), Electrical Code (Title 27), Plumbing Code (Title 28), Mechanical Code (Title 29), Residential Code (Title 30), Green Building Standards Code (Title 31) and Existing Building Codes (Title 33), except as to the establishment of fees.

To affectively adopt the 2023 Edition of Los Angeles County Code by reference, the City must amend subsection (A) of Section 150.001 of the Municipal Code to read as follows:

- (A) There are hereby adopted, as the building laws of the city, by reference the following:
 - The 2020 2023 Edition of the Los Angeles County Building Code, as set forth in Los Angeles County Code, Title 26, excluding Chapter 94 (Repair Welded Steel Moment Frame Buildings), Chapter 95 (Earthquake Hazard Reduction for Existing Concrete Tilt-Up Buildings), and Chapter 96 (Earthquake Hazard Reduction for Existing Unreinforced Masonry Bearing Wall Buildings) and except as to the establishment of fees.
 - 2) The 2020 **2023** Edition of the Los Angeles County Electrical Code, as set forth in the Los Angeles County Code, Title 27, except as to the establishment of fees.
 - 3) The 2020 **2023** Edition of the Los Angeles County Plumbing Code, as set forth in the Los Angeles County Code, Title 28, except as to the establishment of fees.

Report Submitted By: Cuong Nguyen Date of Report: December 30, 2022
Planning and Development Department

Ordinance No. 1116 Page 3 of 4

4) The 2020 2023 Edition of the Los Angeles County Mechanical Code, as set forth in the Los Angeles County Code, Title 29, except as to the establishment of fees.

- 5) The 2020 2023 Edition of the Los Angeles County Residential Code, as set forth in the Los Angeles County Code, Title 30, except as to the establishment of fees.
- 6) The 2020 2023 Edition of the Los Angeles County Green Building Standard Code, as set forth in the Los Angeles County Code, Title 31, excluding County of Los Angeles amendments to CALGreen Code and except as to the establishment of fees.
- 7) The 2020 2023 Edition of the Los Angeles County Existing Building Codes, as set forth in the Los Angeles County Code, Title 33, except as to the establishment of fees

Similar to past adoption, staff continues to recommend that the County amendments to Chapter 94 (repair welded steel moment frame buildings), Chapter 95 (earthquake hazard reduction for existing concrete tilt-up buildings), and Chapter 96 (earthquake hazard reduction for existing unreinforced masonry bearing wall buildings) be excluded. If adopted, said amendments would institute mandatory repair and retrofit programs as contained in Title 26 of the Los Angeles County Code. These programs would require repair or retrofit of both existing city and privately-owned buildings.

As mentioned previously, a summary chart of all amendments to the State Code, and applicable findings and explanations for each amendment is provided in Attachment "A" – Summary of Changes. Since the changes merit individual attention, it should be noted that the summary is not designed to be an in-depth study of the changes, but rather to direct the reader to the areas of change.

LEGAL NOTICE OF PUBLIC HEARING

Legal notice of the Public Hearing for the proposed Ordinance was published in a newspaper of general circulation (Whittier Daily News) on December 20, 2022. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center on December 20, 2022, as required by the State Zoning and Development Laws and by the City's Municipal Code.

LEGAL REVIEW

The City Attorney's Office has reviewed the proposed ordinance (Ordinance No. 1116) amending Section 150.001 (Building Code Adopted) of Chapter 150 (Building Regulations) of the City's Municipal Code.

Ordinance No. 1116 Page 4 of 4

ENVIRONMENTAL REVIEW

An amendment to the City's Code to adopt the 2023 Edition of Los Angeles County Code Title 26 (Building), Title 27 (Electrical), Title 28 (Plumbing), Title 29 (Mechanical), Title 30 (Residential), Title 31 (Green Building Standards), and Title 33 (Existing Building Codes), to comply with the California Health and Safety Code requirements is considered to be a statutorily exempt project by the State Legislature, pursuant to the Public Resource Code Section 21080(b)(15) and pursuant to State CEQA Guidelines Section 15061 (b)(3). Consequently, the project is not subject to any CEQA procedures or policies and, therefore, no other environmental documents are required by law.

IMPACTS

The benefit of adopting the 2023 Edition of the Los Angeles County Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes is that it will provide building inspectors/officials and plan examiners with further clarification of the intent and the applicability of the California Building Code when presented with a variety of construction issues. Additionally, the proposed amendment by Los Angeles County helps minimizes differences in Code language and interpretation within the region, thereby assisting the local construction industry by unifying and streamlining the permitting process.

Although some training is required to ensure that building inspectors/officials and plan examiners are familiar with the changes, the cost to provide the necessary code updates and related training is already pre-funded through existing construction-related plan review and permit revenues. There are no proposed changes to the current fees charged for obtaining permits or inspections relating to the proposed Code changes.

Potential increase in construction cost, however, may occur for new construction and for major rehabilitation of buildings relative to the proposed code changes. Those potential cost increases, however, would be offset by the savings realized through efficiency improvements and through mitigating property damage and loss.

Travis Hickey Acting City Manager

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Attachments:

1. Proposed Ordinance No. 1116

Attachment "A" - Summary of Changes

ORDINANCE NO. 1116

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING SECTION 150.001 (BUILDING CODE ADOPTED) OF CHAPTER 150 (BUILDING REGULATIONS) OF THE MUNICIPAL CODE BY ADOPTING BY REFERENCE, THE 2023 EDITION OF THE LOS ANGELES COUNTY BUILDING CODE (TITLE 26), ELECTRICAL CODE (TITLE 27), PLUMBING CODE (TITLE 28), MECHANICAL CODE (TITLE 29), RESIDENTIAL CODE (TITLE 30), GREEN BUILDING STANDARDS CODE (TITLE 31), AND EXISTING BUILDING CODES (TITLE 33).

WHEREAS, the City of Santa Fe Springs utilizes the Los Angeles County Codes as the building laws of the City of Santa Fe Springs, except as they relate to establishing fees; and

WHEREAS, the County of Los Angeles has amended Title 26, Title 27, Title 28, Title 29, Title 30, Title 31, and Title 33 of the Los Angeles County Code by adoption of 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 Green Standards Code (2022 Edition), California Existing Building Codes (2022 Edition) and

WHEREAS, in addition to excluding the establishment of fees, the City will continue to exclude Chapter 94 (Repair Welded Steel Moment Frame Buildings), Chapter 95 (Earthquake Hazard Reduction for Existing Concrete Tilt-Up Buildings), and Chapter 96 (Earthquake Hazard Reduction for Existing Unreinforced Masonry Bearing Wall Buildings) from the County Building Code amendments; and

WHEREAS, The City Council of the City of Santa Fe Springs desires to adopt by reference the County of Los Angeles Building, Electrical, Plumbing, Mechanical, Residential, Green Standards and the 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 Green Standards 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, Green Building Code, and Existing Building Codes are reasonably necessary due to local climatic, geological, and/or topographical

conditions. A summary chart of all amendments to the State Code, as well as applicable findings and explanations for each amendment is provided in Attachment "A" – Summary of Changes; 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 held a public hearing on December 6, 2022 (first reading) and January 3, 2023 (second reading), at which time, all interested persons were provided the opportunity to appear and be heard on the matter of adopting the 2023 Edition of the Los Angeles County Code, Title 26, 27, 28, 29, 30, 31 and 33, as amended herein; and

WHEREAS, an amendment to the City's Code to adopt the 2023 Edition of Los Angeles County Code Title 26 (Building), Title 27 (Electrical), Title 28 (Plumbing), Title 29 (Mechanical), Title 30 (Residential), Title 31 (Green Building Standards), and Title 33 (Existing Building Codes), is considered to be a statutorily exempt project by the State Legislature, pursuant to the Public Resource Code Section 21080(b)(15) and pursuant to State CEQA Guidelines Section 15061 (b)(3); and

WHEREAS, in the event of any conflict between any provision of this Ordinance and any other provision in the City Code, this Ordinance shall prevail.

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

SECTION 1. Subsection (A) of Section 150.001 Building Laws Adopted of the City is revised to read as follows:

- (A) There are hereby adopted, as the building laws of the city, by reference the following:
 - The 2023 Edition of the Los Angeles County Building Code, as set forth in Los Angeles County Code, Title 26, excluding Chapter 94 (Repair Welded Steel Moment Frame Buildings), Chapter 95 (Earthquake Hazard Reduction for Existing Concrete Tilt-Up Buildings), and Chapter 96 (Earthquake Hazard Reduction for Existing Unreinforced Masonry Bearing Wall Buildings) and except as to the establishment of fees.
 - 2) The 2023 Edition of the Los Angeles County Electrical Code, as set forth in the Los Angeles County Code, Title 27, except as to the establishment of fees.

- 3) The 2023 Edition of the Los Angeles County Plumbing Code, as set forth in the Los Angeles County Code, Title 28, except as to the establishment of fees.
- 4) The 2023 Edition of the Los Angeles County Mechanical Code, as set forth in the Los Angeles County Code, Title 29, except as to the establishment of fees.
- 5) The 2020 Edition of the Los Angeles County Residential Code, as set forth in the Los Angeles County Code, Title 30, except as to the establishment of fees.
- 6) The 2020 Edition of the Los Angeles County Green Building Standard Code, as set forth in the Los Angeles County Code, Title 31, excluding County of Los Angeles amendments to CALGreen Code and as to the establishment of fees.
- 7) The 2020 Edition of the Los Angeles County Existing Building Codes, as set forth in the Los Angeles County Code, Title 33, except as to the establishment of fees.

SECTION 2. With respect to the codes adopted by reference herein, the City Council hereby makes the express finding that the modifications and changes contained therein are needed, pursuant to the provisions of Section 17958 and 18941.5 of the Health and Safety Code of the State of California. The City Clerk is directed to transmit a copy of this ordinance to the Department of Housing and Community Development of the State of California.

PASSED AND ADOPTED this 3rd day of January, 2023, by the following vote:

YES: AYES: BSENT: BSTAIN:	
ATTEST:	Juanita Martin Mayor
Janet Martinez, CMC City Clerk	

ATTACHMENT A

Summary of Changes

TITLE 26, BUILDING CODE, 2023 EDITION
TITLE 27, ELECTRICAL CODE, 2023 EDITION
TITLE 28, PLUMBING CODE, 2023 EDITION
TITLE 29, MECHANICAL CODE, 2023 EDITION
TITLE 30, RESIDENTIAL CODE, 2023 EDITION
TITLE 31, GREEN BUILDING STANDARDS CODE, 2023 EDITION
TITLE 33, EXISTING BUILDING CODES, 2023 EDITION

The 2023 Los Angeles County Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes will be comprised of the 2022 State of California Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes, respectively, and the Los Angeles County amendments made necessary by local conditions (topographical, geological, and/or climatic) within the County, excluding County amendments to Chapter 94 (Repair Welded Steel Moment Frame Buildings), Chapter 95 (Earthquake Hazard Reduction for Existing Concrete Tilt-Up Buildings) and Chapter 96 (Earthquake Hazard Reduction for Existing Unreinforced masonry Bearing Wall Buildings) and except as to the establishment of fees.

The primary source for the County amendments to this code has been the Los Angeles Basin Chapter of the International Code Council, which represents 88 Cities and the County of Los Angeles. The Los Angeles Basin Chapter took the lead in reviewing the 2022 California Building, Residential, and Green Building Standards Codes and previous amendments that were developed by the Los Angeles Regional Uniform Code Program in 2019 to determine which amendments are essential for our region based on our specific needs. This effort ensures conformity and consistency among all local jurisdictions that will help designers, developers, and the public at large in having one set of local amendments.

In adopting the ordinances and regulations pursuant to Sections 17958 and 18941.5 of the Health and Safety Code, the County of Los Angeles and/or the City of Santa Fe Springs is authorized to make changes and modifications to the requirements contained in the provisions published in the California Building Standards Code after making an express finding that such modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions. Following is a summary of the general and specific substantial evidence of our local findings in support of the proposed amendments.

TOPOGRAPHICAL CONDITIONS:

Topography is defined as the physical features of the land, especially its landform measured in relief and contour. The entire County of Los Angeles, which includes

the City of Santa Fe Springs, contains coastal regions, deserts and steep hillside terrain. The majority of the 4,011 square miles of County area drains to the Pacific Ocean through a series of incised valleys with steep canyon walls and flat alluvial plains. These canyons are subject to severe cycles of wildfires and flash flood, landslide, and potential liquefaction.

Ground conditions such as the movement of surface and subsurface water, weathering, wind and seismic activity are the geologic systems constantly operating on and within the earth. Individually, these processes are significant and are often interrelated. Hence, topography may be the result of a composite of processes. The intensity and importance of these many geologic processes in any specific area is dependent upon several factors: geographic location, climate, elevation, earth materials and composition, and time. Varying combinations of these factors can create totally different topography.

GEOLOGICAL CONDITIONS:

The entire County of Los Angeles, which includes the City of Santa Fe Springs, is interlaced with numerous earthquake faults, including the San Andreas Fault, which runs through, adjacent to and beneath the entire region. Categorized as Seismic Design Categories D, E and F, Los Angeles County is considered to be one of the most seismically active areas in the world. Seismic experts predict a massive earthquake on one of these faults within the next 25 years and several earthquakes similar in intensity to the 1994 Northridge Earthquake. Intense ground-shaking resulting from these potential earthquakes could significantly damage buildings, roadways, and utilities. In addition, landslides could be triggered in populated hillside areas, endangering lives and property. Because of local high groundwater combined with certain soil conditions, liquefaction is also a potential hazard in heavily urbanized areas. This dangerous combination can turn normally stable soils to quicksand during a moderate to major earthquake. Recently released maps by the California Geological Survey depict numerous areas within this region with a potential for liquefaction and earthquake-induced landslides.

It is known that future earthquakes will pose unusual and extraordinary stresses on buildings and structures requiring more stringent building regulations than would otherwise be required. Past seismic events have resulted in broken water lines making fire fighting more difficult, and broken gas lines and electric lines making it more likely that high risk fires will break out.

Although the Northridge Earthquake was considered a moderate size earthquake, it caused tremendous damage to buildings and structures, including minor damage to more than 115,000 buildings, moderate to major damage to more than 3,000 buildings, and the vacating of about 21,000 residential units including 2,000 homes.

In order to reduce the loss of life, limb, and property, the County requires that building designs and construction materials and techniques be commensurate with the expected level of ground shaking in a major earthquake. These requirements are based on site-specific soils and geologic conditions, as well as on the level of risk associated with potential damage to the buildings. Once environmental protection policies are met, design and construction techniques are regulated according to the most recent State of California Building, Electrical, Plumbing, Mechanical and Residential Codes, in addition to the increased requirements as deemed necessary by local jurisdictions to reduce geologic and seismic risks to acceptable levels.

CLIMACTIC CONDITIONS:

Climatic events in Los Angeles County, which includes the City of Santa Fe Springs, continue to have a short and long-term impact on building requirements. For example, damage and injuries related to El Nino type storms, drought and fires have driven changes to the building codes. These changes were based on lessons learned from these events and were developed to lessen the impact of the next climatic event.

The topography of Los Angeles County is diverse. It encompasses the islands of Santa Catalina, 35 miles offshore in the Pacific Ocean, the broad expanses of the Los Angeles basin and the San Fernando Valley, the Santa Monica Mountains that reach over 3,000 feet, the San Gabriel Mountains that exceed 10,000 feet, and the dry and sparsely populated Antelope Valley of the Mojave Desert.

Los Angeles County's climate is greatly affected by topography. Like the terrain, the climate of Los Angeles County is one of extremes. The complex coastal topography and mountainous regions, for example, can induce heavy precipitation. The mountain and foothill areas create special weather conditions. Moist air masses move inland from the Pacific and are cooled as they meet and rise over the mountains. This cooling produces heavy rainfalls on the windward slopes, known as the orographic effect.

Some of the heaviest 24-hour precipitation totals ever reported in the entire state of California were recorded in these local mountains. Over 26 inches of rain fell in just 24 hours in the San Gabriel Mountains in 1943. In fact, in 1998, the U.S. Department of Commerce estimated that the maximum probable 24-hour precipitation is over 48 inches for the mountain ranges of Los Angeles County. This type of precipitation makes floods more likely.

The entire County of Los Angeles, including the City of Santa Fe Springs, has a distinct wet season. Floods are more frequent during this season. When a very wet winter follows several dry ones, severe flooding can occur. This creates severe hazards from mud and debris flows. Documented debris avalanches have occurred in Los Angeles County during at least 9 rainy seasons since 1915.

Wind is another complex climatic condition affecting Los Angeles County. Wind is a major factor affecting the size of wildfires. Specifically, the Santa Ana Winds occurring in late summer and early fall, compress air through mountain gaps into the Los Angeles Basin, warming the area by five degrees Fahrenheit for every 1,000 feet that it descends. These winds become hot and dry and reach gale force when descending into the basin. These winds in conjunction with topography create areas within Los Angeles County such as Malibu that have the highest levels of fire activity in the entire country.

Finally, lack of precipitation is another climatic condition found in Los Angeles County. Drought conditions from 1975 through 1977 caused agricultural damage and proliferated wildfires and landslides and thereby ushered in the era of low-flow water fixtures and natural landscaping as mandated in the County's building code.

CONCLUSION:

The diverse geology, topography, and climate conditions found in the County of Los Angeles, which includes the City of Santa Fe Springs, present a severe potential for geotechnical, geologic, flood and fire hazards to name a few. These features require the County of Los Angeles and/or City of Santa Fe Springs to adopt more stringent and specific standards then are included in the State Code to address the potential risks in the built environment.

The proposed County amendments to the State Code are based on specific findings and determinations (see table below):

BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
106.3.2, Item 2	Administrative Geologic	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. Due to the risk of geologic activities in the Southern California area, buildings and structures require a high level of performance. This existing local enforcement provision limits the height of fences built without a permit in order to reduce the chance of failure of fences that may be built improperly. Because fences that are exempt from permits are constructed without the benefit of inspection to verify that proper construction methods are used, it has been observed that fences are commonly built without proper footings and/or reinforcement, which causes leaning and collapse of the fence.

Code Section	Condition	Explanation of Amendment
701A.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
703A.5.2 and 703A.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
704A.4	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
705A.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
1031.2.1	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The proposed amendment is intended to prevent occupants from

Code Section	Condition	Explanation of Amendment
		being trapped in a building and to allow rescue workers to easily enter after an earthquake.
Table 1507.3.7	Geological	Table amended to require proper anchorage for clay or concrete tiles from sliding or rotating due to the increased risk of significant earthquakes in the County. This amendment incorporates the design provisions developed based on detailed study of the 1994 Northridge and the 1971 Sylmar earthquakes.
1613.5 and 1613.5.1	Geological	Observed damages to one- and two-family dwellings of light frame construction after the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lesson learned from studies after the Northridge Earthquake, the proposed modification to ASCE 7-16, Section 12.2.3.1, Exception 3, by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and concentration of inelastic behavior from mixed structural systems. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.5.2	Geological	A joint Structural Engineers Association of Southern California (SEAOSC), Los Angeles County and Los Angeles City Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was concluded at that time that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, there was a need to limit subdiaphragm allowable shear loads to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force while taking into consideration the improved performances and standards for diaphragm

Code Section	Condition	Explanation of Amendment
		construction today, this proposal increases the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75% of the allowable code diaphragm shear to determine the depth of the sub-diaphragm in lieu of the 300 plf and is deemed appropriate and acceptable. Due to the frequency of this type of failure during the past significant earthquakes, various jurisdictions within the Los Angeles region have taken this additional step to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.5.3	Geological	The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospitals, schools, police, and fire stations from adjoining structures. The proposal to omit the importance factor from Equation 12.12-1 will ensure that a safe seismic separation distance is provided. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.6	Geological Topographical	Section is added to improve seismic safety of buildings constructed on or into hillsides. Due to the local topographical and geological conditions of the sites within the greater Los Angeles/Long Beach region and their probabilities for earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A SEAOSC and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This amendment is a continuation of an amendment adopted during previous code adoption cycles.

Code Section	Condition	Explanation of Amendment
1613.7	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The proposed modification requiring safe design and construction requirements for ceiling suspension systems to resist seismic loads is intended to minimize the amount of damage within a building and therefore needs to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code.
1704.6	Geological Administrative	The language in section 1704.6 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guidelines. However, it is important that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design, or their designee, who was involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the Building Official. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1704.6.1	Geological	With the higher seismic demand placed on buildings and structures in this region, the language in section 1704.6.1, Item 3, of the California Building Code would permit many low-rise buildings and structures with complex

Code Section	Condition	Explanation of Amendment
		structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. An exception is provided to permit simple structures and buildings to be excluded. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.3	Geological	Results from studies after the 1994 Northridge Earthquake indicated that a significant portion of the damage was attributable to lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the amendment restricts the exceptions to the requirement for special inspection. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.13	Geological	In Southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as "box-type" structures specially for those in hillside areas and near the oceanfront. Many with steel moment frames or braced frames, and/or cantilevered columns, can still be shown as "regular" structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in section 1705.13, Item 3, of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special inspections. By requiring special inspections, the quality of major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. The exception

Code Section	Condition	Explanation of Amendment
		should only be allowed for detached one- or two- family dwellings not exceeding two stories above grade plane assigned to Seismic Design Categories A, B, and C.
1807.1.4	Climatic Geological	No substantiating data has been provided to show that a wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood retaining walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood foundations that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1807.1.6	Geological	With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions that do not take into consideration the surrounding environment. Plain concrete performs poorly in withstanding the cyclic forces resulting from seismic events. In addition, no substantiating data has been provided to show that under-reinforced foundation walls are effective in resisting seismic loads, and may potentially lead to a higher risk of

Code Section	Condition	Explanation of Amendment
		failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1807.2	Climatic, Geological	No substantiating data has been provided to show that wood foundation systems are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Wood foundation systems not properly treated and protected against deterioration have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using wood foundation systems that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1807.3.1	Climatic, Geological	No substantiating data has been provided to show that wood foundation systems are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Wood foundation systems not properly treated and protected against deterioration have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are

Code Section	Condition	Explanation of Amendment
		not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using wood foundation systems that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.3 and Figure 1809.3	Geological	With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result for under-reinforced footings located on sloped surfaces. Requiring minimum reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.7 and Table 1809.7	Geological	No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads, and therefore they may potentially lead to a higher risk of failure. This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions for footings that do not take into consideration the surrounding environment. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these factors into consideration. This amendment reflects the recommendations by the

Code Section	Condition	Explanation of Amendment
		SEAOSC and the Los Angeles City Joint Task Force, which investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.12	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems, which may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1810.3.2.4	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California

Code Section	Condition	Explanation of Amendment
		region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1905.1	Geological	This amendment is intended to carry over critical provisions for the design of concrete columns in moment frames from the legacy 1997 Uniform Building Code. Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the legacy 1997 Uniform Building Code a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls in being included in the seismic load resisting system, since their failure could have catastrophic effect on the building. Furthermore, this amendment was incorporated in the code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs have been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick topping slab to prevent buckling of such reinforcements. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1905.1.7	Geological	This amendment requires minimum reinforcement

Code Section	Condition	Explanation of Amendment
		in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1905.1.8 through 1905.1.11	Geological	These amendments are intended to carry over critical provisions for the design of concrete columns in moment frames from the Uniform Building Code (UBC). Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the UBC a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls from being included in the seismic load resisting system, since their failure could have a catastrophic effect on the building. Furthermore, this amendment was incorporated into this Code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs has been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick slabs to prevent buckling of such reinforcements. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.10.2 and Table 2304.10.2	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limits the use of staple fasteners in resisting or transferring seismic

Code Section	Condition	Explanation of Amendment
		forces. In September 2007, limited cyclic testing data was provided to the ICC, Los Angeles Chapter Structural Code Committee, showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.10.3.	Geological	The overdriving of nails into the structural wood panels still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails continues to be restricted from use in wood structural panel shear walls where the minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much worse in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and failed at substantially less lateral deflection than those using same-size hand-driven nails. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment

Code Section	Condition	Explanation of Amendment
		adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.12.2.	Climatic Geological	No substantiating data has been provided to show that wood used in retaining or crib walls is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when it is not properly treated and protected against deterioration, has performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls, which experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
2305.4	Geological	Many of the hold-down connectors currently in use do not have any acceptance report based on dynamic testing protocols. This amendment continues to limit the allowable capacity to 75% of the acceptance report value to provide an additional factor of safety for statically tested anchorage devices. Cyclic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces that are applied in a static manner. Steel plate washers will reduce the additional damage that can result when hold-down connectors are fastened to wood

Code Section	Condition	Explanation of Amendment
		framing members. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2306.2 2307.2 2308.6.5.1 2308.6.5.2 Figure 2308.6.5.1 and Figure 2308.6.5.2	Geological	The SEAOSC and the Los Angeles City Joint Task Force that investigated damage to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as wood structural panels fastened with common nails. The test result revealed that wood structural panels fastened with staples demonstrated much lower strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Categories D, E, and F unless it can be substantiated by cyclic testing. Furthermore, the cities and unincorporated areas within the greater Los Angeles/Long Beach region have taken extra measures to maintain the

Code Section	Condition	Explanation of Amendment
		structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board. This amendment continues the previous amendment adopted during the 2007 code adoption cycle.
2308.6.8.1	Geological	With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The purpose of this amendment is to limit the use of the exception to structures assigned to Seismic Design Category A, B, or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
Table 2308.6.1	Geological	This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the performance deficiencies observed in the 1994

Code Section	Condition	Explanation of Amendment
		Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2308.6.9	Geological	Due to the high geologic activities in the Southern California area and the required higher level of performance of buildings and structures, this amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC, Los Angeles Chapter Structural Code Committee, showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles.
3115; Table 3115.8.5.3	Climatic, Geologic	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the recent 1994 Northridge Earthquake. The region is further impacted by construction of buildings and structures utilizing traditional construction materials that impact the amount of energy, air quality, greenhouse gas emission and construction waste in the area. The proposed amendment addresses structural design requirements specific to intermodal shipping containers, reduce environmental impact of unused and unrecycled intermodal shipping containers, and increase sustainability by reducing consumption of traditional construction materials. The proposed modification needs to be incorporated into the code to assure that new buildings and additions to existing buildings

Code Section	Condition	Explanation of Amendment
		utilizing intermodal shipping containers are designed and constructed in accordance with the scope and objectives of the California Building Code and California Green Building Standards Code
Appendix C	Climatic, Geologic, Voluntary appendix	Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various agricultural and animal husbandry establishments. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation, particularly the rural areas, which are often used for agricultural purposes. Furthermore, the greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. Due to the need for agricultural buildings to perform appropriately in the County due to its geology and climate, adoption of building standards for such structures is required.
Appendix H	Climatic, Geologic, Voluntary appendix	Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. The Los Angeles region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. In addition, weather events occur seasonally with high winds such as the Santa Ana Winds. Due to the need for signs to perform well in the County due to its climate and geology, adoption of building standards for signs is required.
H103.1	Geologic, Administrative, Voluntary appendix	Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. This provision is amended to cross-reference to applicable legal provisions and also to ensure that

Code Section	Condition	Explanation of Amendment
		signs are located in such a way as to avoid damage to adjacent structures and people given the potential for earthquakes in the County.
H103.2	Geologic, Administrative,V oluntary appendix	Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. This provision is amended to cross-reference to applicable legal provisions and also to ensure that sign projections and clearances are located in such a way as to avoid damage to adjacent structures and people given the potential for earthquakes in the County.
H104.1	Geologic, Voluntary appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. Due to the risk of geologic activities in the Southern California area, buildings and structures require a high level of performance, which is directly proportional to the weight of a structure. By adding the weight of a sign to the identification placard, it will improve the ability to provide structural verification in the event of damage or future modifications.
H105.1	Administrative,V oluntary appendix	The amendment provides a cross reference to Chapter 24 for user convenience.
H106.1, H106.2	Administrative,V oluntary appendix	This change corrects a call out from the model electrical code to the relevant local electrical code and clarifies that a separate electrical permit is required for user convenience.
H110.1	Climatic, Voluntary appendix	Due to the potential for severe local weather conditions with torrential rain, it is necessary to clarify that no portions of the roof sign and supporting members may interfere with proper roof drainage to prevent the potential for roof collapse due to water accumulation.
H116	Climatic,	Due to the potential for severe local weather with

Code Section	Condition	Explanation of Amendment
	Voluntary appendix	high speed winds and hot, dry conditions, it is necessary that the most recent test standards as specified in Chapter 35 are adopted in lieu of the older test standards specified in Section H116. This ensures that the risk from fires is minimized.
J101.1 to J101.9	Geological Topographical Climatic	Sections revised to include erosion and sediment control measures to address the complex and diverse set of soil types and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J101.10	Geological Topographical Climatic	Section revised to maintain safety and integrity of public or private property adjacent to grading sites due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J103.1 – J103.2 and Figure J103.2	Geological Topographical Climatic	Sections revised to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J104.2.1 – J104.4	Geological Topographical Climatic	Sections revised or added to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J105.1- J105.14	Geological Topographical Climatic	Sections revised or added to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J106.1	Geological Topographical Climatic	Section revised to require more stringent cut slope ratios to address the complex and diverse set of soil types and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J107.1- J107.7	Geological Topographical Climatic	Sections revised to provide more stringent fill requirements for slope stability and settlement due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.

ELECTRICAL CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
220.41	Climatic	The County of Los Angeles is a densely populated area with varying and occasionally immoderate temperatures and weather conditions. This creates the need for highly efficient buildings to reduce demand on the electrical grid and, in turn, reduce the use of fossil fuels and improve air quality. The proposed amendment will provide a cost-effective means for homeowners to increase energy savings and reduce the demand on the electrical grid by requiring the installation of an energy storage system for current or future use, with minimal need for additional construction and modification of the existing electrical system.

PLUMBING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
Section 304.1	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.
Sections 601.2.3	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.

Code Section	Condition	Explanation of Amendment
Section 721.3	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Sections 728.1 to 728.6	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Table H 101.8	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions and to provide protections for native, protected oak trees that are consistent with Title 22 – Zoning and Planning – of the Los Angeles County Code, Chapter 22.174 (Oak Tree Permits).
Table H 201.1(1)	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions, sewer capacity, and sewage treatment.
Table H 201.1(2)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(3)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(4)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Section H 301.1	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 401.3	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.

Code Section	Condition	Explanation of Amendment
Section H 601.5	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 601.8	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 701.2	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 1001.1	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
Section H 1101.6	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
Appendix S	Climatic	To establish requirements for solar thermal energy systems based on provisions in the Uniform Solar, Hydronics and Geothermal Code (USHGC), which is developed by the International Association of Plumbing and Mechanical Officials. The County of Los Angeles is a densely populated area, with elevated levels of greenhouse gas emissions. Standards to regulate the installation of solar thermal energy systems will facilitate safe and efficient installations of these systems to improve local air quality, thereby improving the health of the County's residents, businesses and visitors.

MECHANICAL CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
501.1	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.
510.1.6	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
603.7.1.1	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
1114.4	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment to reduce damage and potential for toxic refrigerant release during a seismic event caused by shifting equipment and to minimize impacts to the sewer system in such an event.

RESIDENTIAL CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
R301.1.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of woodframe construction needed to be greatly improved. The Task Force recommended that structural plans be prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the seismic force-resisting systems as presented in the construction documents. For buildings or structures located in Seismic Design Category D ₀ , D ₁ , D ₂ , or E that are subject to a greater level of seismic forces, the requirement to have

Code Section	Condition	Explanation of Amendment
Section		a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in woodframe buildings. Involvement of a registered professional will minimize the occurrence of structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code.
R301.1.5	Geological Topographical	Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge Earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by the City and County of Los Angeles for several years.
R301.2.2.6	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the type of irregular conditions as specified in the 2022 California Residential Code. Such limitations are recommended to reduce structural damage in the event of an earthquake. The County of Los Angeles and cities in this region have implemented these extra measures to

Code Section	Condition	Explanation of Amendment
		maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.
R301.2.2.11	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activity in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
Table R302.1(2)	Climatic	This amendment will not allow unprotected openings (openings that do not resist the spread of fire) to be in the exterior wall of a residential building that is located on a property line. This amendment is necessary due to local climatic conditions. The hot, dry weather conditions of late summer in combination with the Santa Ana winds creates an extreme fire danger. Residential buildings with unprotected openings located on a property line may permit fires to spread from the inside of the building to adjacent properties and likewise from exterior properties to the interior of the building.
R337.1.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as

Code Section	Condition	Explanation of Amendment
		new buildings.
R337.1.3	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.3.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.3.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.4.4	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R401.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Wood foundations, even those that are preservative-treated,

Code Section	Condition	Explanation of Amendment
R403.1.2 R403.1.3.6 R403.1.5 Figure R403.1.5	Climatic Geological	encounter a higher risk of deterioration when contacting the adjacent ground. The required seismic anchorage and transfer of lateral forces into the foundation system necessary for 2-story structures and foundation walls could become compromised at varying states of wood decay. In addition, global structure overturning moment and sliding resistance is reduced when utilizing wood foundations as opposed to conventional concrete or masonry systems. However, non-occupied, single-story storage structures pose significantly less risk to human safety and may utilize the wood foundation guidelines specified in this Chapter. Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. These amendments require minimum reinforcement in continuous footings and stepped footings to address the problem of poor performance of plain or underreinforced footings during a seismic event. These amendments implement the recommendations of SEAOSC and the Los Angeles City Joint Task Force resulting from their investigation of the 1994 Northridge Earthquake. Interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. Requiring interior braced walls to be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.
R404.2	Climatic Geological	No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a seismic event while being subject to deterioration caused by the presence of water and other materials detrimental to wood foundations in the soil. Wood foundations, when they are not properly treated and

Code Section	Condition	Explanation of Amendment
Section		protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. With the higher seismic demand placed on buildings and structures in this region, coupled with the dryer weather conditions, it is the intent of this amendment to reduce or eliminate potential problems resulting from the use of wood footings and foundations.
R501.2	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
R503.2.4 Figure R503.2.4	Geological	Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size, nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger floor openings and

Code Section	Condition	Explanation of Amendment
		limiting opening size is consistent with the requirements of Section R301.2.2.2.5.
Table R602.3(1) Table R602.3(2)	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels demonstrated lower strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing.
R602.3.2 Table R602.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
R602.10.2.3	Geological	The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited, to the 1994 Northridge Earthquake. Plywood shear walls with high aspect ratio experienced many failures during the Northridge Earthquake. This proposed amendment specifies a minimum braced wall length to meet an aspect ratio consistent with other sections of the California Residential Code, and to assure that new buildings and additions to existing buildings are designed and constructed in

Code Section	Condition	Explanation of Amendment
Section		accordance with the scope and objectives of the California Residential Code. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damage to property. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed during the 1994 Northridge Earthquake.
Table R602.10.3(3)	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance of buildings and structures, this local amendment reduces or eliminates the allowable shear values for shear walls sheathed with lath, plaster, or gypsum board. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads.
Table R602.10.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This amendment specifies minimum WSP sheathing thickness and nail size and spacing, so as to provide a uniform standard of construction to improve the performance level of buildings and structures, given the potential for higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force following the 1994 Northridge Earthquake. In September 2007, cyclic testing data was provided to the Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels underperformed nailed wood structural shear

Code Section	Condition	Explanation of Amendment
		panels. Test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results.
Table R602.10.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity with respect to the "maximum shear wall aspect ratios" of the framing of the shear walls when designed for high levels of seismic loads. This amendment is consistent with the shear wall aspect ratio provision of Section 4.3.4 of AWC SDPWS-2015.
Figure R602.10.6.1	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3 ply-plywood during the Northridge Earthquake. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
Figure R602.10.6.2	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region

Code Section	Condition	Explanation of Amendment
Goddon		have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. Box nails were observed to cause massive and multiple failures of typical 3/8-inch thick plywood during the Northridge Earthquake. This change to the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-11. This amendment is a continuation of amendments adopted during prior Code adoption cycles.
Figure R602.10.6.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The proposal in which "washers shall be a minimum of 0.229 inch by 3 inches by 3 inches in size" is consistent with Section R602.11.1 of the California Residential Code and Section 2308.3.1 of the California Building Code. This amendment is a continuation of amendments adopted during prior Code adoption cycle.
R606.4.4	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D ₀ , D ₁ , or D ₂ , or on townhouses in Seismic Design Category C.
R606.12.2.2.	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Reinforcement using longitudinal wires for buildings and structures located in high seismic areas is not as ductile as deformed rebar. Having vertical reinforcement closer to the ends of masonry walls helps to improve the seismic

Code Section	Condition	Explanation of Amendment
		performance of masonry buildings and structures.
R803.2.4	Geological	Section R802 of the Code does not provide any prescriptive criteria to limit the maximum size of roof openings, nor does Section R803 provide any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting the size of openings is consistent with the requirements of Section R301.2.2.6.
R1001.3.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The performance of fireplaces/chimneys without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation results in overturn or displacement.
Appendix AZ AZ101.1, AZ102.1, AZ103.1, AZ103.4, AZ107.1	Administrative, Voluntary Appendix Climatic Geologic Topographical	Adoption of this appendix is necessary because strict compliance with state and local standards and laws would prevent, hinder, or delay the mitigation of the effects of a declared shelter crisis or other emergency. The modifications to this appendix are administrative in nature, to provide clarification of various provisions of the language of this voluntary Appendix.
AZ106.1	Climatic, Voluntary Appendix	Los Angeles County is subject to extreme temperatures, and many of these membrane structures will be erected and occupied during severe weather events. It is necessary to include this amendment to ensure the safety, health, and comfort of the occupants is maintained during extreme heat and cold.
AZ110.1.1, AZ110.1.2	Administrative, Voluntary Appendix	These sections are simply a cross reference to the State Plumbing Code requirement for user convenience and is not adding a new building standard nor enacting a more restrictive requirement. To the extent findings are

Code Section	Condition	Explanation of Amendment
		requested, see prefatory language in this Section.
AZ110.3	Climatic, Voluntary Appendix	The County may utilize mobile restroom facilities that are physically separate from the living facilities. Due to the potential for severe local weather conditions, with extreme temperatures or torrential rain, the distance to the restroom facilities required for the comfort, safety, and health of displaced people should be reduced to 300 feet or as determined by the Building Official.

GREEN BUILDING STANDARDS CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
301.1, 301.1.1	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for all residential additions and alterations, and for residential buildings of seven stories or greater in height, will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.
301.3, 301.3.3	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.
4.106.4.1, 4.106.4.1.1,	Climatic	The County of Los Angeles is a densely populated area with elevated levels of

Code Section	Condition	Explanation of Amendment
4.106.4.2, 4.106.4.2.1, 4.106.4.2.2, 4.106.4.2.3		greenhouse gas emissions. The proposed modification to increase the number of EV charging spaces and stations will help to promote the use of electric vehicles and significantly reduce local air and noise pollution and greenhouse gas emissions, thereby improving the health of the County's residents, businesses, and visitors.
4.106.5	Climatic and Topographic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce and maintaining storm water runoff quality is required. The proposed low-impact development measures will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff, and improvement in storm water runoff quality.
4.106.6, 4.106.6.1, 4.106.6.2, 4.106.6.3, Table 4.106.6(1) Table 4.106.6(2)	Climatic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Adding mandatory requirements for cool roofs for residential occupancies will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, and improved environmental air quality.
5.106.3	Climatic and Topographic	The County of Los Angeles is a densely populated area having buildings constructed within a region where water is scarce and maintaining storm water runoff quality is required. The proposed low-impact development measures will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff, and improvement in storm water runoff quality.
Table 5.106.5.3.1	Climatic	The County of Los Angeles is a densely populated area with elevated levels of greenhouse gas emissions. The proposed modification to increase the number of EV charging spaces and stations will help to promote the use of electric vehicles and significantly reduce local air and noise

Code Section	Condition	Explanation of Amendment
		pollution and greenhouse gas emissions, thereby improving the health of the County's residents, businesses, and visitors.
5.106.11, 5.106.11.1, 5.106.11.2, 5.106.11.3, Table 5.106.11	Climatic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Adding mandatory requirements for cool roofs for nonresidential occupancies will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, and improved environmental air quality.
A5.601.1	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.

EXISTING BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
302.6.1 to 302.6.3	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendments is to prevent inadequate construction or bracing to increase resistance to horizontal forces, thus minimizing hazards to life or property in
302.7	Geologic	the event of an earthquake. The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendment is to minimize injuries caused by shattering glass in the event of an earthquake.
A401.2	Geologic, Administrative, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures.
A404.1	Administrative, Geologic, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures. Due to these factors, the County requires a licensed architect or engineer stamp and approval of the construction documents.

City Council Meeting

January 3, 2023

PUBLIC HEARING - ORDINANCE FOR INTRODUCTION

Ordinance No. 1125 – Public Hearing for Granting a Franchise to Cardinal Pipeline, L.P., for Maintenance and Operation of Pipeline in City streets

RECOMMENDATION

- Open the Public Hearing noted in Resolution No.9838, adopted December 6, 2022;
- Receive any comments from the public regarding granting a franchise to Cardinal Pipeline, L.P.; and
- Introduce Ordinance No. 1125, which would grant a franchise to Cardinal Pipeline, L.P.
- Waive full reading and read Ordinance by title only.

BACKGROUND

Cardinal Pipeline, L.P., has requested to renew their existing franchise with the City in order to continue operating their pipelines in the City. These pipelines have been operating under Cardinal Pipeline, L.P., franchise, Ordinance No. 1039, dated January 24, 2013.

After reviewing Cardinal Pipeline, L.P.'s Franchise, Ordinance No. 1039, it is proposed to grant Cardinal Pipelines L.P., a similar franchise incorporating the following:

- 1. The term of the franchise will be ten (10) years.
- 2. The annual franchise fee as proposed will be computed by multiplying the sum of four cents times the nominal internal diameter of the pipe expressed in inches, times the number of linear feet of the pipe within the public right-of-way. The total will be \$755.20 (\$0.04/inch of pipeline diameter/per linear foot of pipeline).
- 3. The City reserves the right to revise the annual franchise fee following one year's written notice to Cardinal Pipeline, L.P.
- 4. The proposed franchise provides for the method of abandonment of pipelines or the payment of a fee to the City of one-half the estimated cost of removal.
- 5. Cardinal Pipeline, L.P., shall pay to the City the franchise application fee of \$4,670.00.
- 6. Cardinal Pipeline, L.P. shall hydrostatically test all underground pipelines and conduct soil tests pursuant to State and Federal requirements or as deemed necessary by the Fire Chief if a leak is suspected at a specific location.

FISCAL IMPACT

None.

Report Submitted By: Noe Negrete // '4

Director of Public Works

Date of Report: December 30, 2022

INFRASTRUCTURE IMPACT

The Cardinal Pipeline, L.P. franchise includes a procedure for abandonment of pipelines and requires hydrostatic testing of all underground pipelines to minimize the possibility of uncontrolled pipeline leaks.

Travis Hickey
Acting City Manager

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Attachments:

1. Ordinance No. 1125

2. Resolution No. 9838 (Approved 12-6-22)

ORDINANCE NO. 1125

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA GRANTING A FRANCHISE TO CARDINAL PIPELINE, L.P. IN THE CITY OF SANTA FE SPRINGS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS as follows:

<u>Section 1:</u> The franchise is hereby granted to Cardinal Pipeline, L.P., its successors and assigns, for a period of ten (10) years, to construct, maintain, operate, renew, repair, change the size of, remove and/or abandon in place pipelines for the transportation of petroleum, oil and liquid hydrocarbon products thereof, gas or water, together with all manholes, valves, communication cables, appurtenances and service connections used in connection therewith, necessary or convenient for the operation of such lines, in, under, along and across any and all public streets, alleys and highways now or hereafter dedicated to public use in the City of Santa Fe Springs.

Section 2. The Grantee shall, during the life of this franchise, pay to the City of Santa Fe Springs, in lawful money of the United States, and in the manner provided by law, an annual franchise fee computed by multiplying the sum of four cents (\$.04) times the nominal internal diameter of the pipe, expressed in inches, times the number of lineal feet of such pipe within the public streets, ways, alleys, or other public places within the City. In the event that such payment is not made, the City Council of the City of Santa Fe Springs may declare said franchise forfeited.

The City reserves the right, upon one year's written notice to the Grantee, to revise the foregoing annual franchise fee to any fee or fee basis which is then allowable under the laws of the State of California and of the City. If the franchise fee as determined by the City is unacceptable to Grantee, Grantee shall have the right, upon six months advance written notice to City, to terminate this franchise. Any such change shall be prospective in operation.

<u>Section 3.</u> CARDINAL PIPELINE, L.P. shall hydro-test all underground pipelines subject to this franchise, pursuant to the California Pipeline Safety Act of 1982. Soil testing under the pipelines shall be conducted pursuant to State and Federal requirements and in the event a leak has occurred involving Cardinal Pipeline, L.P.'s facility at a specific location.

At all times during the term of this franchise, CARDINAL PIPELINE, L.P. shall maintain emergency response equipment and trained personnel for the purposes of implementing emergency response. Personnel shall be trained and equipment shall be maintained pursuant to Federal and State laws, rules or regulations.

<u>Section 4.</u> Abandonment of pipelines shall be done according to City specification. Said specification shall include that all above ground pipes, valves, etc.,

shall be removed, ends shall be plated after filling pipes with slurry sand, or other product as approved by the City Engineer, and a fee of one-half (½) the estimated cost of removal shall be paid to the City of Santa Fe Springs. The franchise holder shall then have no further responsibility for the abandoned facilities, nor shall Grantee pay any annual fees for such facilities. If these conditions are not satisfied, the proposed abandoned facilities shall be considered as being deactivated and shall remain the responsibility of the Grantee, and shall remain on their records and maps and the annual fees shall be paid. In the event that such payment is not made, the City Council of the City of Santa Fe Springs may declare said franchise forfeited and Grantee shall pay to the City all costs for removal of the pipelines and appurtenances.

CARDINAL PIPELINE, L.P. shall prepare and furnish to the City Fire Department an environmental assessment for the removal or abandonment of any underground pipeline covered by this franchise. For the purpose of this section, "environmental assessment" shall mean excavation activities and the discovery and handling of environmental contamination during a preliminary site investigation in compliance with applicable Federal and/or State laws, rules or regulations.

<u>Section 5.</u> This franchise is issued subject to and pursuant to the provisions of Chapter 114 of the Santa Fe Springs City Code entitled "Franchises," except as otherwise specified herein. Said Chapter 114 shall be deemed to be a part of any franchise granted hereunder.

Section 6. This franchise is subject to the provisions of the Franchise Act of 1937 (Sections 6201, et seq. of the Public Utilities Code of the State of California).

<u>Section 7.</u> Prior to the issuance of any excavation permit or the construction of any pipeline, the Grantee shall obtain approval from the Director of Public Works of the City. In granting or withholding such approval, the Director of Public Works shall take into consideration the following factors:

- (a) Whether or not the proposed route or location of the pipeline will create excessive problems during construction or during maintenance of said pipelines.
- (b) Traffic density along the proposed route.
- (c) The condition of existing pavement in the public right-of-way when pavement reconstruction is required for the installation of the proposed pipeline.
- (d) The density of population or structural development in the area through which the pipeline is proposed to be routed.
- (e) The extent of other subsurface structures in the vicinity of the proposed route.

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(1)	The need for the City to install City lacilities within the trench.

PASSED and ADOPTED this $3^{\rm rd}$ day of January 2023, by the following called vote at a regular meeting of the City Council of the City of Santa Fe Springs:

AYES:		
NOES:		
ABSENT:		
ABSTAIN:		
		
	Juanita Martin, Mayor	
ATTEST:		
Janet Martinez. CMC. City Clerk		
Janet Martinez, CMC, CITY CIER		

RESOLUTION NO. 9838

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA AUTHORIZING THE PUBLICATION OF A NOTICE TO SELL A FRANCHISE TO CARDINAL PIPELINE, L.P. FOR A PERIOD OF 10 YEARS, TO CONSTRUCT, MAINTAIN, OPERATE, RENEW, REPAIR, CHANGE THE SIZE OF. REMOVE AND/OR ABANDON IN PLACE PIPELINES FOR THE TRANSPORTATION OF PETROLEUM, OIL AND LIQUID HYDROCARBON PRODUCTS THEREOF, GAS OR WATER, TOGETHER WITH ALL MANHOLES, VALVES, COMMUNICATION **APPURTENANCES** AND SERVICE CABLES. CONNECTIONS USED CONNECTION THEREWITH, NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH LINES, IN, UNDER, ALONG AND ACROSS ANY AND ALL PUBLIC STREETS, ALL ALLEYS AND HIGHWAYS NOW OR HEREAFTER DEDICATED TO PUBLIC USE IN THE CITY OF SANTA FE SPRINGS

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES RESOLVE AND ORDER AS FOLLOWS:

WHEREAS, CARDINAL PIPELINE, L.P., a corporation, has made application to the City Council of the City of Santa Fe Springs for a franchise more particularly described in the "Notice of Sale of Franchise" hereinafter set forth:

NOW, THEREFORE, BE IT RESOLVED that the City Council proposed to grant said franchise in the manner provided by law, substantially in the form and upon the terms and conditions hereinafter set forth in the "Notice of Sale of Franchise;"

BE IT FURTHER RESOLVED that the Deputy City Clerk of the City of Santa Fe Springs is hereby, authorized and directed to publish the following Notice of Sale of Franchise in a newspaper of general circulation within the City at least once within fifteen (15) days after the passage of this resolution, substantially in the following form, to wit:

NOTICE OF SALE OF FRANCHISE

NOTICE IS HEREBY GIVEN that an application has heretofore been made to the City Council of the City of Santa Fe Springs, State of California, by CARDINAL PIPELINE, L.P., a corporation, for the franchise hereinafter described, and it is proposed by said City Council to grant said application on the terms and conditions hereinafter mentioned.

Said franchise is described and will be granted substantially in the following form:

The franchise is hereby granted to CARDINAL PIPELINE, L.P., a corporation, its successors and assigns, for a period of ten (10) years, to construct, maintain, operate, renew, repair, change the size of, remove and/or abandon in place pipelines for the transportation of petroleum, oil and liquid hydrocarbon products thereof, gas or water, together with all manholes, valves, communication cables, appurtenances and service connections used in connection therewith, necessary or convenient for the operation of

such lines, in, under, along and across any and all public streets, alleys and highways now or hereafter dedicated to public use in the City of Santa Fe Springs.

The grantee shall, during the life of this franchise, pay to the City of Santa Fe Springs, in lawful money of the United States, and in the manner provided by law, an annual franchise fee computed by multiplying the sum of four cents (\$0.04) times the nominal internal diameter of the pipe, expressed in inches, times the number of linear feet of such pipe within the public streets, ways, alleys or other public places within the City. In the event that such payment is not made, the City Council of the City of Santa Fe Springs may declare said franchise forfeited.

The City reserves the right, upon one year's written notice to the Grantee to revise the foregoing annual franchise fee to any fee or fee basis which is then allowable under the laws of the State of California and of the City. If the franchise fee as determined by the City is unacceptable to Grantee, Grantee shall have the right, upon six months advance written notice to City, to terminate this franchise. Any such change shall be prospective in operation.

CARDINAL PIPELINE, L.P. shall test all underground pipelines subject to this Franchise, pursuant to the California Pipeline Safety Act of 1982. Soil testing under the pipelines shall be conducted pursuant to State and Federal requirements and in the event a leak has occurred involving a CARDINAL PIPELINE, L.P. facility at a specific location.

Abandonment of pipelines shall be done according to City specifications. Said specifications shall include that all above ground pipes, valves, etc., shall be removed, ends shall be plated after filling pipes with slurry sand, and a fee of one-half (1/2) the estimated cost of removal shall be paid to the City of Santa Fe Springs. The franchise holder shall then have no further responsibility for the abandoned facilities, nor shall Grantee pay any annual fees for such facilities. If these conditions are not satisfied, the proposed abandoned facilities shall be considered as being deactivated and shall remain the responsibility of the Grantee and shall remain on their records and maps and the annual fees shall be paid. In the event that such payment is not made, the City Council of the City of Santa Fe Springs may declare said franchise forfeited and Grantee shall pay to the City all costs for removal of the pipelines and appurtenances.

CARDINAL PIPELINE, L.P. shall prepare and furnish to the Fire Department an environmental assessment for the removal or abandonment any underground pipeline covered by this franchise. For the purpose of this section, "environmental assessment" shall mean excavation activities and the discovery and handling of environmental contamination during a preliminary site investigation in compliance with applicable Federal and/or State laws, rules or regulations.

At all times during the term of this franchise, Cardinal Pipeline, L.P. shall maintain emergency response equipment and trained personnel for the purposes of implementing emergency response. Personnel shall be trained and equipment shall be maintained pursuant to Federal and State laws, rules, or regulations.

This franchise will be issued subject to and pursuant to the provisions of Chapter 114 of the Santa Fe Springs City Code of Ordinances entitled "Franchises," except as otherwise specified herein. Said Chapter 114 shall be deemed to be a part of any franchise granted hereunder.

NOTICE IS HEREBY GIVEN that any person interested may make written protest, stating objections against the granting of the franchise, which written protest must be filed with the Deputy City Clerk not later than 6:00 o'clock p.m. on the 10th day of January, 2023. At the time abovementioned in the Council Chambers of the City Council of the City of Santa Fe Springs, the City Council shall proceed to hear and pass upon all protest so made.

Such franchise shall also be subject to the provisions of the Franchise Act of 1937 (Sections 6201, et seq. of the Public Utilities Code of the State of California).

Prior to the issuance of any excavation permit or the construction of any pipeline, the Grantee shall obtain approval from the Director of Public Works of the City. In granting or withholding such approval, the Director of Public Works shall take into consideration the following factors:

- (a) Whether or not the proposed route or location of the pipeline will create excessive problems during construction or during maintenance of said pipelines.
- (b) Traffic density along the proposed route.
- (c) The condition of existing pavement in the public right-of-way when pavement reconstruction is required for the installation of the proposed pipeline.
- (d) The density of population or structural development in the area through which the pipeline is proposed to be routed.
- (e) The extent of other subsurface structures in the vicinity of the proposed route.
- (f) The need for the City to install City facilities within the trench.

By order of the City Council of the City of Santa Fe Springs, California

APPROVED and ADOPTED this 6th day of December, 2022 by the following vote:

AYES:

Councilmembers Martin, Mora, Sarno, Mayor Pro Tem Zamora, and

Mayor Rodriguez

NOES:

None

ABSENT:

None

ABSTAIN:

None

Annette Rodriguez, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

City Council Meeting

January 3, 2023

PUBLIC HEARING – ORDINANCE FOR INTRODUCTION

Ordinance No. 1126 – Public Hearing for Granting a Franchise to Crimson California Pipeline, L.P., for Maintenance and Operation of Pipeline in City streets

RECOMMENDATION

- Open the Public Hearing noted in Resolution No. 9837, adopted December 6, 2022:
- Receive any comments from the public regarding granting a franchise to Crimson California Pipeline, L.P.; and
- Introduce Ordinance No. 1126, which would grant a franchise to Crimson California Pipeline, L.P.
- Waive full reading and read Ordinance by title only.

BACKGROUND

Crimson California Pipeline, L.P., has requested to renew their existing franchise with the City in order to continue operating their pipelines in the City. These pipelines have been operating under Crimson California Pipeline, L.P., franchise, Ordinance No. 1038, dated January 24, 2013.

After reviewing Crimson California Pipeline, L.P.'s Franchise, Ordinance No. 1038, it is proposed to grant Crimson California Pipeline L.P., a similar franchise incorporating the following:

- 1. The term of the franchise will be ten (10) years.
- 2. The annual franchise fee as proposed will be computed by multiplying the sum of four cents times the nominal internal diameter of the pipe expressed in inches, times the number of linear feet of the pipe within the public right-of-way. The total will be \$2,725.76 (\$0.04/inch of pipeline diameter/per linear foot of pipeline).
- 3. The City reserves the right to revise the annual franchise fee following one year's written notice to Crimson California Pipeline, L.P.
- 4. The proposed franchise provides for the method of abandonment of pipelines or the payment of a fee to the City of one-half the estimated cost of removal.
- 5. Crimson California Pipeline, L.P., shall pay to the City the franchise application fee of \$4,670.00.
- 6. Crimson California Pipeline, L.P. shall hydrostatically test all underground pipelines and conduct soil tests pursuant to State and Federal requirements or as deemed necessary by the Fire Chief if a leak is suspected at a specific location.

FISCAL IMPACT

None.

Report Submitted By: Noe Negrete

Director of Public Works

Date of Report: December 30, 2022

INFRASTRUCTURE IMPACT

The Crimson California Pipeline, L.P. franchise includes a procedure for abandonment of pipelines and requires hydrostatic testing of all underground pipelines to minimize the possibility of uncontrolled pipeline leaks.

Travis Hickey
Acting City Manager

Attachments:

- 1. Ordinance No. 1126
- 2. Resolution No. 9837 (Approved 12-6-22)

ORDINANCE NO. 1126

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA GRANTING A FRANCHISE TO CRIMSON CALIFORNIA PIPELINE, L.P. IN THE CITY OF SANTA FE SPRINGS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS as follows:

<u>Section 1:</u> The franchise is hereby granted to Crimson California Pipeline, L.P., its successors and assigns, for a period of ten (10) years, to construct, maintain, operate, renew, repair, change the size of, remove and/or abandon in place pipelines for the transportation of petroleum, oil and liquid hydrocarbon products thereof, gas or water, together with all manholes, valves, communication cables, appurtenances and service connections used in connection therewith, necessary or convenient for the operation of such lines, in, under, along and across any and all public streets, alleys and highways now or hereafter dedicated to public use in the City of Santa Fe Springs.

Section 2. The Grantee shall, during the life of this franchise, pay to the City of Santa Fe Springs, in lawful money of the United States, and in the manner provided by law, an annual franchise fee computed by multiplying the sum of four cents (\$.04) times the nominal internal diameter of the pipe, expressed in inches, times the number of lineal feet of such pipe within the public streets, ways, alleys, or other public places within the City. In the event that such payment is not made, the City Council of the City of Santa Fe Springs may declare said franchise forfeited.

The City reserves the right, upon one year's written notice to the Grantee, to revise the foregoing annual franchise fee to any fee or fee basis which is then allowable under the laws of the State of California and of the City. If the franchise fee as determined by the City is unacceptable to Grantee, Grantee shall have the right, upon six months advance written notice to City, to terminate this franchise. Any such change shall be prospective in operation.

<u>Section 3.</u> CRIMSON CALIFORNIA PIPELINE, L.P. shall hydro-test all underground pipelines subject to this franchise, pursuant to the California Pipeline Safety Act of 1982. Soil testing under the pipelines shall be conducted pursuant to State and Federal requirements and in the event a leak has occurred involving Crimson California Pipeline, L.P.'s facility at a specific location.

At all times during the term of this franchise, CRIMSON CALIFORNIA PIPELINE, L.P. shall maintain emergency response equipment and trained personnel for the purposes of implementing emergency response. Personnel shall be trained and equipment shall be maintained pursuant to Federal and State laws, rules or regulations.

Section 4. Abandonment of pipelines shall be done according to City specification. Said specification shall include that all above ground pipes, valves, etc., shall be removed, ends shall be plated after filling pipes with slurry sand, or other product as approved by the City Engineer, and a fee of one-half (½) the estimated cost of removal shall be paid to the City of Santa Fe Springs. The franchise holder shall then have no further responsibility for the abandoned facilities, nor shall Grantee pay any annual fees for such facilities. If these conditions are not satisfied, the proposed abandoned facilities shall be considered as being deactivated and shall remain the responsibility of the Grantee, and shall remain on their records and maps and the annual fees shall be paid. In the event that such payment is not made, the City Council of the City of Santa Fe Springs may declare said franchise forfeited and Grantee shall pay to the City all costs for removal of the pipelines and appurtenances.

CRIMSON CALIFORNIA PIPELINE, L.P. shall prepare and furnish to the City Fire Department an environmental assessment for the removal or abandonment of any underground pipeline covered by this franchise. For the purpose of this section, "environmental assessment" shall mean excavation activities and the discovery and handling of environmental contamination during a preliminary site investigation in compliance with applicable Federal and/or State laws, rules or regulations.

<u>Section 5.</u> This franchise is issued subject to and pursuant to the provisions of Chapter 114 of the Santa Fe Springs City Code entitled "Franchises," except as otherwise specified herein. Said Chapter 114 shall be deemed to be a part of any franchise granted hereunder.

<u>Section 6.</u> This franchise is subject to the provisions of the Franchise Act of 1937 (Sections 6201, et seq. of the Public Utilities Code of the State of California).

<u>Section 7.</u> Prior to the issuance of any excavation permit or the construction of any pipeline, the Grantee shall obtain approval from the Director of Public Works of the City. In granting or withholding such approval, the Director of Public Works shall take into consideration the following factors:

- (a) Whether or not the proposed route or location of the pipeline will create excessive problems during construction or during maintenance of said pipelines.
- (b) Traffic density along the proposed route.
- (c) The condition of existing pavement in the public right-of-way when pavement reconstruction is required for the installation of the proposed pipeline.
- (d) The density of population or structural development in the area through which the pipeline is proposed to be routed.

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- (e) The extent of other subsurface structures in the vicinity of the proposed route.
- (f) The need for the City to install City facilities within the trench.

PASSED and ADOPTED this 3^{rd} day of January 2023, by the following called vote at a regular meeting of the City Council of the City of Santa Fe Springs:

AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	Juanita Martin, Mayor
ATTEST:	
Janet Martinez, CMC, City Clerk	

RESOLUTION NO. 9837

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA AUTHORIZING THE PUBLICATION OF NOTICE TO SELL A RANCHISE TO CRIMSON CALIFORNIA PIPELINE, L.P. FOR A PERIOD OF 10 YEARS, TO CONSTRUCT, MAINTAIN, OPERATE, RENEW, REPAIR, CHANGE THE SIZE OF, REMOVE AND/OR ABANDON IN PLACE PIPELINES FOR THE TRANSPORTATION OF PETROLEUM, OIL AND LIQUID HYDROCARBON PRODUCTS THEREOF, GAS OR WATER, TOGETHER WITH ALL MANHOLES, VALVES, COMMUNICATION CABLES, APPURTENANCES AND SERVICE CONNECTIONS USED IN CONNECTION THEREWITH, NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH LINES, IN, UNDER, ALONG AND ACROSS ANY AND ALL PUBLIC STREETS, ALL ALLEYS AND HIGHWAYS NOW OR HEREAFTER DEDICATED TO PUBLIC USE IN THE CITY OF SANTA FE SPRINGS

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

WHEREAS, CRIMSON CALIFORNIA PIPELINE, L.P., a corporation, has made application to the City Council of the City of Santa Fe Springs for a franchise more particularly described in the "Notice of Sale of Franchise" hereinafter set forth:

NOW, THEREFORE, BE IT RESOLVED that the City Council proposed to grant said franchise in the manner provided by law, substantially in the form and upon the terms and conditions hereinafter set forth in the "Notice of Sale of Franchise;"

BE IT FURTHER RESOLVED that the Deputy City Clerk of the City of Santa Fe Springs is hereby, authorized and directed to publish the following Notice of Sale of Franchise in a newspaper of general circulation within the City at least once within fifteen (15) days after the passage of this resolution, substantially in the following form, to wit:

NOTICE OF SALE OF FRANCHISE

NOTICE IS HEREBY GIVEN that an application has heretofore been made to the City Council of the City of Santa Fe Springs, State of California, by CRIMSON CALIFORNIA PIPELINE, L.P., a corporation, for the franchise hereinafter described, and it is proposed by said City Council to grant said application on the terms and conditions hereinafter mentioned.

Said franchise is described and will be granted substantially in the following form:

The franchise is hereby granted to CRIMSON CALIFORNIA PIPELINE, L.P., a corporation, its successors and assigns, for a period of ten (10) years, to construct, maintain, operate, renew, repair, change the size of, remove and/or abandon in place pipelines for the transportation of petroleum, oil and liquid hydrocarbon products thereof,

gas or water, together with all manholes, valves, communication cables, appurtenances and service connections used in connection therewith, necessary or convenient for the operation of such lines, in, under, along and across any and all public streets, alleys and highways now or hereafter dedicated to public use in the City of Santa Fe Springs.

The grantee shall, during the life of this franchise, pay to the City of Santa Fe Springs, in lawful money of the United States, and in the manner provided by law, an annual franchise fee computed by multiplying the sum of four cents (\$0.04) times the nominal internal diameter of the pipe, expressed in inches, times the number of linear feet of such pipe within the public streets, ways, alleys or other public places within the City. In the event that such payment is not made, the City Council of the City of Santa Fe Springs may declare said franchise forfeited.

The City reserves the right, upon one year's written notice to the Grantee to revise the foregoing annual franchise fee to any fee or fee basis which is then allowable under the laws of the State of California and of the City. If the franchise fee as determined by the City is unacceptable to Grantee, Grantee shall have the right, upon six months advance written notice to City, to terminate this franchise. Any such change shall be prospective in operation.

CRIMSON CALIFORNIA PIPELINE, L.P. shall test all underground pipelines subject to this Franchise, pursuant to the California Pipeline Safety Act of 1982. Soil testing under the pipelines shall be conducted pursuant to State and Federal requirements and in the event a leak has occurred involving a CRIMSON CALIFORNIA PIPELINE, L.P. facility at a specific location.

Abandonment of pipelines shall be done according to City specifications. Said specifications shall include that all above ground pipes, valves, etc., shall be removed, ends shall be plated after filling pipes with slurry sand, and a fee of one-half (1/2) the estimated cost of removal shall be paid to the City of Santa Fe Springs. The franchise holder shall then have no further responsibility for the abandoned facilities, nor shall Grantee pay any annual fees for such facilities. If these conditions are not satisfied, the proposed abandoned facilities shall be considered as being deactivated and shall remain the responsibility of the Grantee and shall remain on their records and maps and the annual fees shall be paid. In the event that such payment is not made, the City Council of the City of Santa Fe Springs may declare said franchise forfeited and Grantee shall pay to the City all costs for removal of the pipelines and appurtenances.

CRIMSON CALIFORNIA PIPELINE, L.P. shall prepare and furnish to the Fire Department an environmental assessment for the removal or abandonment any underground pipeline covered by this franchise. For the purpose of this section, "environmental assessment" shall mean excavation activities and the discovery and handling of environmental contamination during a preliminary site investigation in compliance with applicable Federal and/or State laws, rules or regulations.

At all times during the term of this franchise, Crimson Pipeline shall maintain emergency response equipment and trained personnel for the purposes of implementing emergency response. Personnel shall be trained and equipment shall be maintained pursuant to Federal and State laws, rules, or regulations.

This franchise will be issued subject to and pursuant to the provisions of Chapter 114 of the Santa Fe Springs City Code of Ordinances entitled "Franchises," except as otherwise specified herein. Said Chapter 114 shall be deemed to be a part of any franchise granted hereunder.

NOTICE IS HEREBY GIVEN that any person interested may make written protest, stating objections against the granting of the franchise, which written protest must be filed with the Deputy City Clerk not later than 6:00 o'clock p.m. on the 10th day of January, 2023. At the time abovementioned in the Council Chambers of the City Council of the City of Santa Fe Springs, the City Council shall proceed to hear and pass upon all protest so made.

Such franchise shall also be subject to the provisions of the Franchise Act of 1937 (Sections 6201, et seg. of the Public Utilities Code of the State of California).

Prior to the issuance of any excavation permit or the construction of any pipeline, the Grantee shall obtain approval from the Director of Public Works of the City. In granting or withholding such approval, the Director of Public Works shall take into consideration the following factors:

- (a) Whether or not the proposed route or location of the pipeline will create excessive problems during construction or during maintenance of said pipelines.
- (b) Traffic density along the proposed route.
- (c) The condition of existing pavement in the public right-of-way when pavement reconstruction is required for the installation of the proposed pipeline.
- (d) The density of population or structural development in the area through which the pipeline is proposed to be routed.
- (e) The extent of other subsurface structures in the vicinity of the proposed route.
- (f) The need for the City to install City facilities within the trench.

By order of the City Council of the City of Santa Fe Springs, California

APPROVED and ADOPTED this 6^{th} day of December, 2022 by the following vote:

AYES:

Councilmembers Martin, Mora, Sarno, Mayor Pro Tem Zamora, and Mayor

Rodriguez

NAYES:

None

ABSENT:

None

ABSTAIN:

None

Annette Rodriguez, Mayo

ATTEST:

Janet Martinez, CMC, City Clerk

ITEM NO. 11

City Council Meeting

January 3, 2023

NEW BUSINESS

Appointments to Council Committees and Commissions

RECOMMENDATION(S)

- Appoint Advisory Committee Members/Commissioners;
- Appoint Council liaisons to each Advisory Committee; and
- Appoint Council representatives to Council Sub-Committees and External Council Committees.

BACKGROUND

Every year after the Mayor and Mayor Pro Tem reorganization, the City Council has an opportunity to make appointments to the following: Advisory Committees, Commissions, Advisory Committees Liaisons, Council Sub-Committees and External Agency Appointments.

Advisory Committees and Commissioners

Advisory Committee members and Commissioners serve as advisors to the Council on policy matters concerning the committee they are part of. Members can only serve 3 committees/commissions at a time and are required to be a resident or have a business in the city.

Liaisons to each Advisory Committee

The City Council may decide amongst themselves to serve as a liaison to any advisory committee.

Council Sub-Committees

Council Sub-Committees are created to discuss on-going items under their jurisdiction which are considered Standing Committees or temporary specific to a topic which are listed as Ad Hoc Committees. Sub-Committees consist of no more than two (2) Council Members which are subject to the Brown Act.

External Council Appointments

External Council Appointments are appointments made to outside agencies that require a Council Member appointed as Delegate and another Council Member as Alternate that may attend in absence of the Delegate. Certain external appointments require the Mayor to be the appointed as the Delegate.

Travis Hickey Acting City Manager

Attachment(s):

- 1. Advisory Committee/Commission Members
- 2. Council Liaisons
- 3. Council Sub-Committee List
- 4. External Council Appointment List

Report Submitted By: Janet Martinez, City Clerk

Department: City Manager's Office

Date of Report: December 30, 2022

Prospective Members for Various Committees/Commissions

Historical & Community Preservation

Maria Salazar

Family & Human Services

Francis Carbajal

Heritage Arts

Hilda Zamora

Peggy Radoumis

Parks & Recreation

John Mora

Maria Salazar

Mary Anderson

Planning Commission

Blake Carter

Christina Colon

Irma Huitron

Joe Flores

John Mora

Ralph Aranda

Senior Advisory

Traffic Commission

Ralph Aranda

Blake Carter

Youth Leadership

Jaeleen Casillas

Jisel Morales

Valerie Gamboa

Vanessa Doss

HISTORICAL & COMMUNITY PRESERVATION COMMITTEE

Meets the fourth Wednesday of each month

9:30 a.m., Library Community Room

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

Membership: 20 Residents appointed by City Council

Council Liaison: Vacant

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Vacant Vacant Irma Huitron Vacant	
Zamora	Vacant AJ Hayes Hilda Zamora* Vacant	
Sarno	Jeannette Lizarraga Mary Arias Linda Vallejo Sally Gaitan	
Rodriguez	Elena Lopez (Boca)* Vacant Mark Scoggins Gloria Maghame	
Martin	Julie Garcia Vacant Vacant Vacant	

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

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

Qualifications: 18 Years of age, reside or active in the City Membership: 15 Residents Appointed by City Council

5 Social Service Agency Representatives Appointed by the

Committee

Council Liaison: Rodriguez

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Vacant	
	Vacant	
	Miriam Herrera	
Zamora	Gaby Garcia	
	Christina J. Colon	
	Gilbert Aguirre	
Sarno	Dolores Duran	
	Janie Aguirre	
	Peggy Radoumis	
Rodriguez	Shamsher Bhandari	
	Elena Lopez (Boca)*	
	Adrianne Karnofel	
Martin	Dolores Romero	
	Laurie Rios	
	Bonnie Fox	

^{*}Indicates person currently serves on three committees

HERITAGE ARTS ADVISORY COMMITTEE

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

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

Membership: 9 Voting Members

6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Maria Salazar-Jaramillo	
Zamora	AJ Hayes	
Sarno	William K. Rounds*	
Rodriguez	Francis Carbajal*	
Martin	Laurie Rios	

Committee Representatives

Family and Human Services Committee Miriam Herrera
Historical & Comm. Preservation Committee Hilda Zamora*
Planning Commission Gabriel Jimenez
Chamber of Commerce Debbie Baker

Council/Staff Representatives

Council Liaison Annette Rodriguez
Council Alternate Vacant
City Manager Ray Cruz

Director of Community Services Maricela Balderas
Director of Planning Wayne Morrell

^{*}Indicates person currently serves on three committees

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 6:30 p.m.,

Town Center Hall, Meeting Room #1

Subcommittee Meets at 5:30 p.m.

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

Membership: 25 Council Liaison: Mora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Joe Avila Eddie Barrios William Logan Ralph Aranda David (Kurt) Hamra	
Zamora	Gina Hernandez Blake Carter Vacant Vacant Vacant	
Sarno	Vacant Kerry Ann Cobos Jeannette Lizarraga Dani Cook Mark Scoggins	
Rodriguez	Kayla Perez Priscilla Rodriguez Lisa Garcia Vacant Vacant	
Martin	Dolores Romero Andrea Lopez Elizabeth Ford Nancy Krueger William K. Rounds*	

^{*}Indicates person currently serves on three committees

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m., Council Chambers

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

Membership: 5

APPOINTED BY	NAME
Mora	David Ayala
Sarno	Johnny Hernandez
Rodriguez	Francis Carbajal*
Martin	William K. Rounds*
Zamora	Gabriel Jimenez

SENIOR ADVISORY COMMITTEE

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

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

Membership: 25 Council Liaison: Mora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Paul Nakamura Astrid Shesterkin Vacant Vacant Vacant	
Zamora	Hilda Zamora* Elena Lopez (Boca)* Josefina Lara Vacant Vacant	
Sarno	Sally Gaitan Bonnie Fox Gilbert Aguirre Vacant Janie Aguirre	
Rodriguez	Yoko Nakamura Linda Vallejo Vacant Vacant Nancy Krueger	
Martin	Dolores Duran Vacant Vacant Vacant Vacant Vacant	

^{*}Indicates person currently serves on three committees

TRAFFIC COMMISSION

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

Membership: 5

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

APPOINTED BY	NAME
Mora	Mark Fresquez
Sarno	Johana Coca
Rodriguez	Felix Miranda
Martin	Linda Vallejo
7amora	Christina J. Colon

YOUTH LEADERSHIP COMMITTEE

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

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

Membership: 20

Council Liaison: Zamora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Vacant Jilliana Casillas Vacant Vacant	
Zamora	Joseph Casillas Vacant Vacant Vacant	
Sarno	Vacant Aaron D. Doss Valerie Bojorquez Vacant	
Rodriguez	Vacant Vacant Vacant Zulema Gamboa	
Martin	Vacant Vacant Vacant Vacant	

2022 Council Appointed City Committees/Commissions

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

2022 Council Sub-Committees				
NAME	TYPE	MEMBERS		
Audit/Finance Committee	Standing	Martin Mora		
Billboards	Ad Hoc	Sarno Martin		
Budget Events and Programs	Ad Hoc	Zamora Mora		
Budget Revenue and Fees	Ad Hoc	Sarno Martin		
Capital Improvements Projects	Standing	Rodriguez Mora		
Economic Development Strategy	Ad Hoc	Rodriguez Zamora		
General Plan	Ad Hoc	Zamora Sarno		
Long-Term Housing Plan	Ad Hoc	Mora Sarno		
Whittier PD Contract	Ad Hoc	Rodriguez Zamora		

2022 External Organizations

		1			1
Council Liaison	Staff	Meeting Day	Meeting Time	Stipend	Meeting Location
Martin	Ray Cruz	3rd Wed	6:00pm	N/A	17315 Studebaker Rd, Suite 210, Cerritos CA
Rodriguez	TBD	2nd Wed bi-month	1:00pm	N/A	Chamber Office
Mayor Vacant - Alt				N/A	
Zamora Alt-Martin	TBD	1st Wed	6:00pm	\$125.00 per mtg.	16401 Paramount, 2nd Floor, Board Room, Paramount
Martin	TBD	4th Wed	6:00pm	\$100.00 per mtg.	Gateway COG, 16401 Paramount Bl, Paramount
Martin				N/A	6706 Friends Avenue Whittier, CA 90601-4432
Mora Alt- Zamora	TBD	4th Mon	2:00pm	\$150.00 per mtg.	Norwalk City Hall, 12700 Norwalk Blvd, Norwalk
Mora	Travis Hickey	3rd Wed in Jul	6:00pm Dinner 7:00pm Meeting	\$100.00 per mtg.	JPIA Offices, 8081 Moody, La Palma
Rodriguez	TBD	Last Wed	7:00pm	N/A	Allen House, 10425 Painter Ave, SFS
Martin Alt-Sarno	TBD	1st Thur	6:30pm	N/A	MWD Courtyard Café, 700 N.
Rodriguez	Wayne Bergeron	Wed	7:00pm	N/A	Lake Center Park
Mayor Alt- Zamora	Noe Negrete	4th Wed	1:30pm	\$125.00 per mtg.	1955 Workman Mill Rd, Whittier
	Martin Rodriguez Mayor Vacant - Alt Zamora Alt-Martin Martin Martin Mora Alt-Zamora Mora Alt-Zamora Mora Rodriguez Martin Alt-Sarno Rodriguez	Martin Ray Cruz Rodriguez TBD Mayor Vacant - Alt Zamora Alt-Martin TBD Martin TBD Mora Alt-TBD Zamora Travis Hickey Rodriguez TBD Martin TBD Rodriguez Wayne Bergeron Mayor Alt-Noe Negrete	LiaisonStaffDayMartinRay Cruz3rd WedRodriguezTBD2nd Wed bi-monthMayor Vacant - Alt1st WedMartinTBD4th WedMartinTBD4th WedMartinTBD4th MonMora Alt-ZamoraTravis Hickey3rd Wed in JulRodriguezTBDLast WedMartin Alt-SarnoTBD1st ThurRodriguezWayne BergeronWedMayor Alt-Noe Negrete4th Wed	LiaisonStaffDayTimeMartinRay Cruz3rd Wed6:00pmRodriguezTBD2nd Wed bi-month1:00pmMayor Vacant - AltIst Wed6:00pmAlt-MartinTBD1st Wed6:00pmMartinTBD4th Wed6:00pmMora Alt-TBD4th Mon2:00pmZamoraTravis Hickey3rd Wed in Jul6:00pmMora Travis Hickey3rd Wed in Jul6:00pmRodriguezTBDLast Wed7:00pmMartin Alt-SarnoTBD1st Thur6:30pmRodriguezWayne BergeronWed7:00pmMayor Alt-Noe Negrete4th Wed1:30pm	LiaisonStaffDayTimeStipendMartinRay Cruz3rd Wed6:00pmN/ARodriguezTBD2nd Wed bi-month1:00pmN/AMayor Vacant - AltIst Wed6:00pm\$125.00 per mtg.MartinTBD4th Wed6:00pm\$100.00 per mtg.MartinTBD4th Mon2:00pm\$150.00 per mtg.Mora ZamoraTravis Hickey3rd Wed in Jul6:00pm Dinner 7:00pm Meeting\$100.00 per mtg.RodriguezTBDLast Wed7:00pmN/AMartin Alt-SarnoTBD1st Thur6:30pm ThurN/AMartin RodriguezWayne BergeronWed Bergeron7:00pm T:00pmN/AMayor MayorAlt-Noe Negrete4th Wed1:30pmN/A

2022 External Organizations

_	I			ı	I	Т
Organization	Council Liaison	Staff	Meeting Day	Meeting Time	Stipend	Meeting Location
SFHS Education Foundation	Rodriguez	TBD	Varies	Varies	N/A	SFHS
SFS/South Whittier Education Center Advisory Committee President's Advisory Committee	Martin Alt - Rodriguez	TBD	Varies	8:00am	N/A	Rio Hondo College Board Room
SASSFA	Mora Alt- Rodriguez	Maricela Balderas	4th Thur	12:00pm	N/A	10400 Pioneer Blvd. #9 SFS
SEAACA	Zamora Alt- Martin	Dino Torres	3rd Thur	2:00pm	\$225.00 per mtg.	9777 SEAACA Way, Downey
Southeast Water Coalition Board	Mora Alternate- Rodriguez		1st Thur of every even mo.	6:30pm Dinner 7:00pm	\$150.00 per mtg.	13200 Penn Street, Whittier , CA 90602
Southern California Association of Governments (SCAG)	Martin Alternate -		Annual Meeting in May orJune	May	N/A	900 Wilshire Bivd Ste. 1700 Los Angeles, CA 90017
Vector Control Appt can be for 2 or 4 yrs.	Zamora		Mar 2021- Mar 2025		\$100.00 per mtg.	12545 Florence Ave SFS, CA 90670
Washington Blvd Coalition to the Gold Line Extension	Mora				N/A	

2022 Non-Council Appointed City Committees

Organization	Council Liaison	Executive Secretary	Meeting Frequency	Meeting Day	Meeting Time	Meeting Location
Holiday Home Decorating Contest	Sarno	TBD	Third week in Dec		4:30 PM	City Hall
		1			1	
Friends of the Library Board of Directors	Zamora	Joyce Ryan	Quarterly	1st Friday, Sept. Dec. March,June	5:30 PM	Library
READI Committee SAFE Neighborhood	Rodriguez Alt-Martin	Darryl Pedigo	Bi-Monthly Jan, March, May July, Sept, Nov	1st Tues	6:30 PM	Town Center Hall
		1				
Scholarship Interview Panels	Mora: Mora Sandoval: Zamora Sharp: Rodriguez	Wayne Bergeron	April-May	TBD-Changes annually	Varies	City Hall

City of Santa Fe Springs

City Council Meeting

January 3, 2023

NEW BUSINESS

Residential Streets Improvements South of Florence Avenue (Triangle) and Longworth Avenue (Orr and Day Road to Harvest Avenue) - Authorization to Advertise for Construction Bids

RECOMMENDATION

- Combine the I-5 Caltrans Florence Street Mitigation (Residential Street Longworth Avenue) and I-5 Caltrans Florence Street Mitigation (Residential Streets South of Florence Avenue) Projects;
- Transfer Utility Users Tax CIP funds from I-5 Caltrans Florence Street Mitigation (Residential Street Longworth Avenue) (Account PW220007/\$300,000), to the I-5 Caltrans Florence Street Mitigation (Residential Streets South of Florence Avenue) (PW220002);
- Rename the I-5 Caltrans Florence Street Mitigation (Residential Streets South of Florence Avenue) project to Residential Streets Improvements South of Florence Avenue (Triangle) and Longworth Ave (Orr & Day to Harvest Ave);
- · Approve the Plans and Specifications; and
- Authorize the City Engineer to advertise for construction bids.

BACKGROUND

The Residential Streets Improvements South of Florence Avenue (Triangle) and Longworth Ave (Orr & Day Road to Harvest Ave) project consists of asphalt grind and overlay, slurry seal overlays, replacement of public driveways, curb and gutter, grinding of displaced concrete, replacement and construction of concrete sidewalk, replacement and construction of new curb ramps, the removal and installation of trees, and new signing and striping. In an effort to maximize economies of scale, staff is recommending combining the following approved projects; the I-5 Caltrans Florence Street Mitigation (Residential Street Longworth Avenue) and I-5 Caltrans Florence Street Mitigation (Residential Streets South of Florence Avenue) into one comprehensive project. Staff is also recommending to rename the combined projects to the Residential Streets Improvements South of Florence Avenue (Triangle) and Longworth Ave (Orr & Day Road to Harvest Ave).

The project Specifications are complete, and the Public Works Department is ready to advertise for the construction bids for this project, upon City Council approval. A copy of the project plans and specifications will be on file with the City Clerk.

FISCAL IMPACT

The total estimated cost of the Residential Streets Improvements South of Florence Avenue (Triangle) and Longworth Ave (Orr & Day to Harvest Ave) project is approximately \$2,640,000.00 and includes construction, design, engineering, inspection, and contingency. The estimate for the project is derived from the most current cost of similar types of construction projects in the area.

Report Submitted By: Noe Negrete Date of Report: December 30, 2022
Director of Public Works

2,448,500

The total project costs are as follows:

<u>ITEM</u>	<u>PR</u>	PROJECT COSTS		
Construction		\$	1,900,000	
Design		\$	135,000	
Engineering		\$	120,000	
Inspection		\$	120,000	
Contingency		\$	365,000	
	Total:	\$	2,640,000	

Project Funding
I-5 Caltrans Florence Street Mitigation
(Residential Street Longworth Avenue)
I-5 Caltrans Florence Street Mitigation
(Residential Street Longworth Avenue)
(Residential Street Longworth Avenue)
(Residential Street Longworth Avenue)
(Residential Street Longworth Avenue)

Total Combined Project Budget: \$ 2,748,500

(Residential Streets South of Florence Avenue)

INFRASTRUCTURE IMPACT

The project will enhance the existing sidewalk paths of travel, improve curb and gutter drainage, replace and add new ADA curb ramps, remove distressed pavement, install new pavement overlay, remove City parkway trees uplifting infrastructure, install new non-invasive parkway trees, and ultimately enhance the community's quality of life.

Travis Hickey
Acting City Manager

Attachments:

None

Report Submitted By: Noe Negrete Date of Report: December 30, 2022

Director of Public Works

City Council Meeting

January 3, 2023

NEW BUSINESS

<u>Los Nietos Park Parking Lot Improvements - Authorization to Advertise for Construction Bids</u>

RECOMMENDATION

- Approve the Plans and Specifications; and
- Authorize the City Engineer to advertise for construction bids.

BACKGROUND

District Member Ian Calderon of the 57th Assembly District pledged financial assistance in the amount of \$2,520,000 to the City for improvements to existing City parks. On January 23, 2020, the City approved the California Natural Resources Agency to process the collection of grant funding related to the various park improvement projects.

The Los Nietos Park Parking Lot Improvements project is located just north of Charlesworth Road between Jersey Avenue and Millergrove Drive. The project consists of the removal of the green belt adjacent to Charlesworth Road and expanding the parking lot in the vacated area. The expanded parking lot will add approximately 39 new parking stalls including future electric vehicle charging stalls. In addition, the distressed parking lot pavement will be removed and replaced, new LED lighting will be installed, construction of new curb and gutters, sidewalks, ADA curb ramps and cross gutters.

The project Plans and Specifications are complete, and the Public Works Department is ready to advertise for the construction bids for this project, upon City Council approval. A copy of the project plans and specifications will be on file with the City Clerk.

FISCAL IMPACT

The construction cost estimate for the Los Nietos Parking Lot Improvements project is \$860,000. The total estimated project cost including construction, design, engineering and inspection, and contingency is approximately \$1,121,000. The estimate is from the most current costs of similar projects in the area. The total project costs are as follows:

<u>ITEM</u>	BUDGET
Construction	\$ 860,000
Design	\$ 71,000
Engineering	\$ 50,000
Inspection	\$ 50,000
Contingency	\$ 90,000
Total Estimated Project Cost	\$ 1,121,000

Director of Public Works

Date of Report: December 30, 2022

Date of Report: December 30, 2022

The Los Nietos Parking Lot Improvements Project is an approved California Natural Resources Agency grant funded project with an original budget of \$255,000. Staff is anticipating a funding shortfall and may recommend an appropriation of funds at the time of Award of Contract.

PROJECT FUNDING	AMOUNT
Total Estimated Project Cost	\$ 1,121,000
California Natural Resources Agency Grant Fund	\$ (255,00)
Potential UUT Capital Improvement Fund Shortfall	\$ (866,000)

INFRASTRUCTURE IMPACT

The Los Nietos Park Parking Lot Improvements projects will increase the total number of parking stalls, remove and replace distressed asphalt pavement, improve the parking lot and walkway lighting and enhance traffic circulation for community events.

Travis Hickey
Acting City Manager

Attachments:

None

January 3, 2023

City Council Meeting

NEW BUSINESS

Approval of Tract Map No. 83383

RECOMMENDATION

- Approve Tract Map No. 83383;
- Find that Tract Map No. 83383 together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Authorize the City Engineer and City Clerk to sign Tract Map No. 83383.

BACKGROUND

The subject property, 11733 Florence Avenue, is located on the north side of Florence Avenue and west of Pioneer Boulevard. The subject property is comprised of a single parcel (APN: 8008-017-014), measuring approximately 3-acres. The property is currently zoned PF (Public Facilities) and developed with a single building (approximately 16,847 sq. ft.) that was constructed in 1967. The subject building was previously operating as a religious establishment (The Church of Jesus Christ of Latter-Day Saints).

The Planning Commission, at its regular meeting on September 13, 2021, approved Tentative Tract Map No. 83383. A Tract Map is required to consolidate the existing seven (7) lots into one Parcel. A full-sized copy of the tract map is available in the office of the City Clerk.

FISCAL IMPACT

None.

INFRASTRUCTURE IMPACT

None.

Travis Hickey
Acting City Manager

Attachments:

1. Location Map

2. Planning Commission Report

Report Submitted By: Noe Negrete // Date of Report: December 30, 2022

Director of Public Works





LOCATION MAP

TRACT MAP 83383 11733 FLORENCE AVENUE

City of Santa Fe Springs



September 13, 2021

PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration General Plan Amendment (GPA) Case No. 31 Zone Change (ZC) Case No. 140 Tentative Tract Map (TTM) No. 83383 Development Plan Approval (DPA) Case No. 982 Modification Permit (MOD) Case No. 1340

GPA Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; and

ZC Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

TTM No. 83383: A request for approval to subdivide the air space of an approximately 3-acre parcel to 63 residential condominium units; and

DPA Case No. 982: A request for development plan approval to allow the construction of a new 63-unit condominium development and appurtenant improvements on the subject property; and

MOD Case No. 1340: A request for a modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

The subject property is located at 11733 Florence Avenue (APN: 8008-017-014), within the PF, Public Facilities, Zone. (Melia Homes Inc)

Report Submitted By: Jimmy Wong

Planning and Development Department

Date of Report: September 10, 2021

ITEM NO. 10

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 31, Zone Change Case No. 140, Tentative Tract Map No 83383, Development Plan Approval Case No. 982 and Modification Permit Case No. 1340, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons
 or properties in the surrounding area or to the City in general, and will be in
 conformance with the overall purpose and objective of the Zoning Ordinance
 and consistent with the goals, policies and program of the City's General Plan;
 and
- Find and determine that the proposed General Plan Amendment meets the criteria set forth in Section 65353-65356 of the State Planning, Zoning and Development Law as set forth in the procedures for amending the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.829 of the City's Zoning Ordinance, for the granting of a Zone Change; and
- Find that Tentative Tract Map No. 83383 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Ordinance, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.694 of the City's Zoning Ordinance, for the granting of a Modification Permit in residential zones: and
- Recommend to the City Council, approval and adoption of the proposed Mitigated Negative Declaration which, based on the findings of the initial study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by, or agreed to by, the applicant, would avoid the effects or mitigate the effects to a point where clearly no significant effects, with mitigation, on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as proposed, may have a significant effect on the environment; and

RECOMMENDATIONS (Cont.)

- Recommend to the City Council, approval of the proposed Mitigation Monitoring and Reporting Program (MMRal of Tentative Tract Map 83383, General Plan Amendment Case No. 31, Zone Change Case No. 140, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340; and
- Adopt Resolution No. 196-2021, which incorporates the Planning Commission's findings, recommendations and actions regarding this matter.

GENERAL INFORMATION

A. Applicant: Melia Homes Inc.

Chad Brown

8951 Research Drive #100

Irvine, CA 92618

B. Property Owner(s): Corp of the Presiding Bishop of the Church LDS

50 East North Temple Street, 12th Floor,

Salt Lake City, Utah 84150

C. Location of Proposal: 11733 Florence Avenue

Santa Fe Springs, CA 90670

D. Existing Zone: PF (Public Facilities)

E. General Plan: Public Facilities

F. CEQA Status: Adoption of Mitigated Negative Declaration

G. Staff Contact: Jimmy Wong, Associate Planner

Jimmywong@santafesprings.org

LOCATION/BACKGROUND:

The subject property, 11733 Florence Avenue, is located on the north side of Florence Avenue and west of Pioneer Boulevard. The subject property is comprised of a single parcel (APN: 8008-017-014), measuring approximately 3-acres. The property is currently zoned PF (Public Facilities) and developed with a single building (approximately 16,847 sq. ft.) that was constructed in 1967. The subject building was

Report Submitted By: Jimmy Wong Date of Report: September 10, 2021

previously operating as a religious establishment (The Church of Jesus Christ of Latter-Day Saints).

PROJECT DESCRIPTION:

The applicant, Melia Homes Inc., is proposing to clear the site and thereafter develop a new 63-unit condominium development project on the ±3-acre property. The proposed project will need the approval of the following five entitlements. Below are the case numbers and a brief description of each entitlement request.

General Plan Amendment (GPA) Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; and

Zone Change (ZC) Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone; and

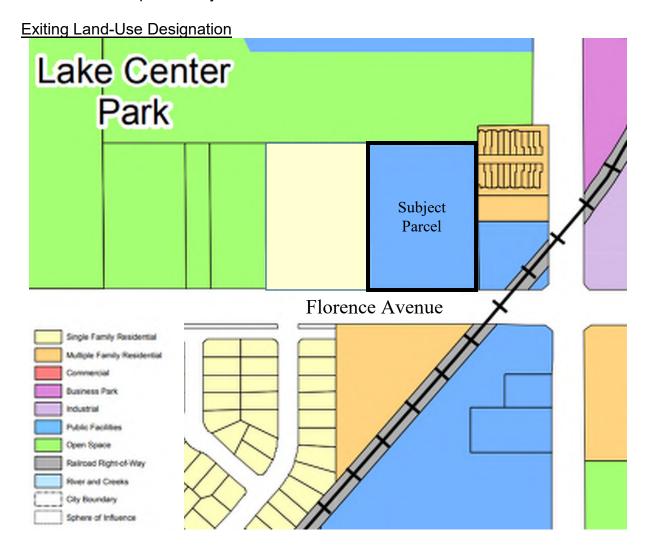
Tentative Tract Map (TTM) No. 83383: A request for approval to subdivide the air space of an approximately 3-acre parcel to 63 residential condominium units; and

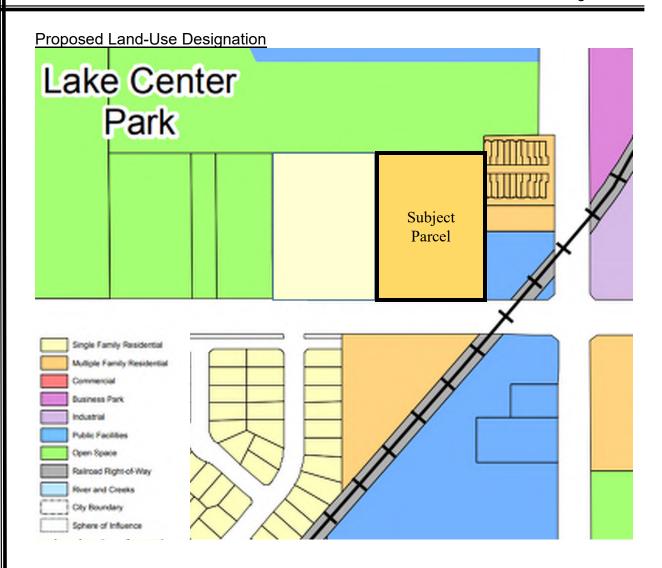
Development Plan Approval (DPA) 982: A request for approval to allow the construction of a new 63-unit condominium development and appurtenant improvements on the subject property; and

Modification Permit (MOD) Case No. 1340: A request for modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue.

GENERAL PLAN AMENDMENT CASE NO. 31

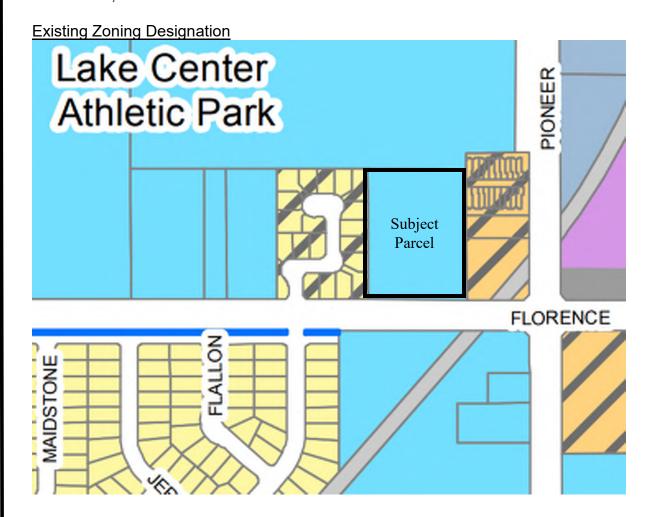
The applicant, Melia Homes Inc., is requesting approval to amend the City's General Plan land-use designation of the subject parcel (APN: 8008-017-014) from Public Facilities to Multiple- Family Residential.

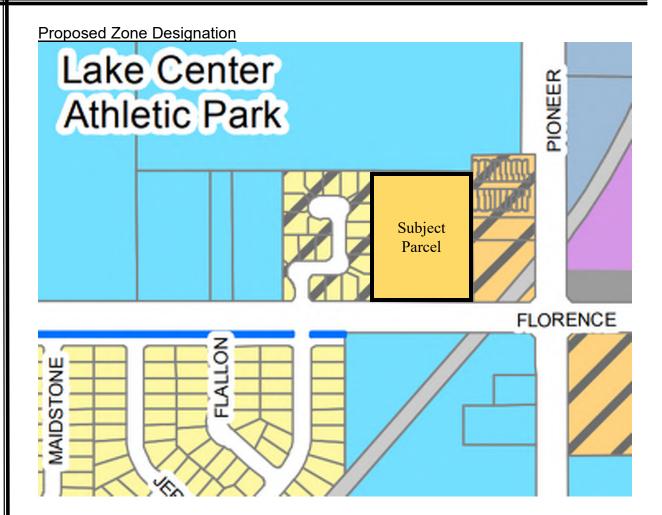




ZONE CHANGE CASE NO. 140

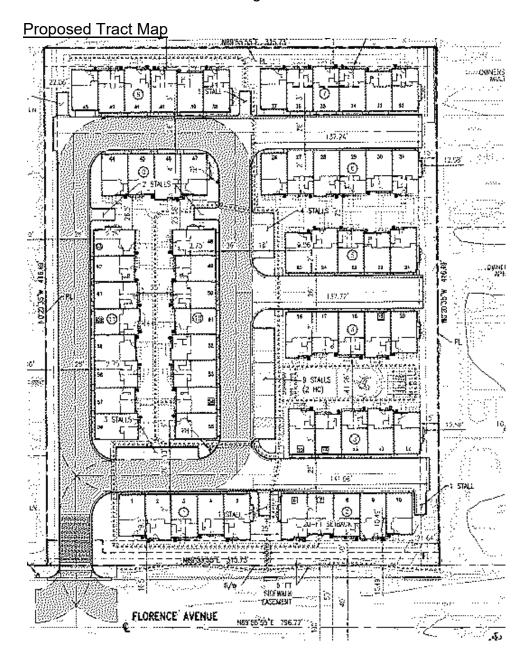
The applicant, Melia Homes Inc., is also proposing to change the zoning of the subject parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple Family Residential, Zone.





TENTATIVE TRACT MAP NO. 83383

The proposed Tentative Tract Map will effectively subdivide the air space of the existing approximately 3-acre parcel (APN: 8008-017-014), and thereby creating 63 condominium units for 11 buildings.



DEVELOPMENT PLAN APPROVAL CASE NO. 982

As mentioned previously, the applicant is proposing to construct a new 63-unit condominium development and appurtenant improvement on the subject property. The

Report Submitted By: Jimmy Wong Date of Report: September 10, 2021
Planning and Development Department

proposed development will consist of 11 buildings and each of the buildings will contain four (4) to eight (8) condominium units.

Site Plan

The approximately 3-acre property consists of one (1) existing building measuring 16,847 sq. ft. The applicant, Melia Homes Inc., is proposing to demolish the existing structure and thereafter construct eleven (11) 3-story residential buildings. The total building area of the 11 buildings is 141,847 sq. ft., with a 32.6% lot coverage. The eleven (11) buildings will provide a total of 63 new market-rate residential units.

As required by the City's Zoning Ordinance, the proposed buildings will have the minimum 20 ft. setback along the front property line (Florence Avenue), and a minimum 15 ft. setback from the side and rear property lines. Additionally, all proposed buildings will have a minimum building separation of 25 feet.

The proposed condominium development will provide a total of 27,800 sq. ft. of common open space, which include an open recreational area and children play area located between buildings 3 and 4. Each unit will also have private open space in the form of a second floor balcony.

The applicant is proposing a 26 ft. wide driveway for egress and ingress along Florence Avenue. Additionally, there will be one pedestrian gate for entry and exit along Florence Avenue.

Floor Plan

The floor plan for the proposed development is summarized in the following table:

	Туре	Unit with 2 bedrooms	Unit with 3 bedrooms	Unit with 3 bedrooms (optional 4)	# of units	Total Area
Building 1	В	1	2	2	5	11,354 sq. ft.
Building 2	В	1	2	2	5	11,354 sq. ft.
Building 3	В	1	2	2	5	11,354 sq. ft.
Building 4	В	1	2	2	5	11,354 sq. ft.
Building 5	В	1	2	2	5	11,354 sq. ft.
Building 6	C	1	3	1	6	13,512 sq. ft.
Building 7	С	1	3	1	6	13,512 sq. ft.
Building 8	С	1	3	1	6	13,512 sq. ft.
Building 9	A	2	1	1	4	8,810 sq. ft.
Building 10	D	2	5	1	8	17,852 sq. ft.
Building 11	D	2	5	1	8	17,852 sq. ft.

Report Submitted By: Jimmy Wong Date of Report: September 10, 2021
Planning and Development Department

The proposed condominiums will be consist of 2-bedroom units, and 3-bedroom units. Units with 3-bedrooms will have an option for a 4th bedroom. The floor area will range from 1,528 sq. ft. to 1,795 sq. ft. The first floor will consist of a 2-car garage and a den along with a storage area for trash bins. Some units will have the option of an additional bedroom on the first floor instead of a den. The second and third floors will consist of habitable space along with a balcony area.

Elevations

The architectural design of the proposed buildings is characterized as contemporary. Design features utilizing low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette.

All buildings, Types A - D, are proposed to have a maximum height of 35 ft. from finished grade to the top of the roof ridges.

§ 155.097 BUILDING HEIGHT.

The building height shall not be greater than 25 feet; except, that buildings of greater height may be permitted; provided, that they comply with the additional side and rear yard requirements as set forth in this subchapter.

§ 155.101 YARD REQUIREMENTS FOR BUILDINGS OF ADDITIONAL HEIGHT.

For each additional 10 feet, or fraction thereof, above the height limitation of 25 feet the front, side and rear yard setback requirements shall be increased five feet.

According to City of Santa Fe Springs' Zoning Ordinance, the maximum building height within the R-3, Multiple Family, Zone shall not be greater than 25 ft., except that buildings of greater height may be permitted provided they comply with additional side and rear yard setback requirements set forth in Section 155.101 of the City's Zoning Ordinance.

35 ft. building height = 10 ft. above the height limitation of 25 ft. = 5 ft. increase for front, side, and rear setbacks.

	REQUIRED SETBACK (MIN.)	ADDITIONAL SETBACK (MIN.)	PROPOSED SETBACK (MIN.)
Front	15 ft.	5 ft.	20 ft.
Side (east)	5 ft.	5 ft.	12 ft.
Side (west)	5 ft.	5 ft.	22 ft.
Rear	5 ft.	5 ft.	15 ft.

The proposed buildings, therefore, meet the building height and additional setback requirements set forth by the City's Zoning Ordinance.

Parking Requirements

A total of 148 parking stalls will be provided for the proposed condominium project: 126 garage stalls (2 spaces for each unit) and 22 guest stalls. A total of 2 accessible stalls will be provided throughout the development. As proposed, the project is required to provide a total of 126 covered parking stalls.

- 2 parking spaces in a garage or carport for each dwelling unit
 - o 63 units x 2 covered spaces = 126 covered spaces required

It should be noted that the City's Zoning Ordinance does not have any specific requirements for guest parking for multiple-family residential developments. Nevertheless, the proposed development is proposing to provide a little more than 1 guest parking stall for every 3 units, which is comparable to the parking requirements in our neighboring cities.

Multi-Family Residential Parking Requirement Survey						
City	Parking Requirements	Guest Parking Requirements				
Whitter	2.0 stalls each studio, one bedroom unit, or two bedroom unit.2.25 stalls per each three or more bedrooms.	1 guest parking stall per 4 unit				
Downey	2 stalls per each unit	1 guest parking space for every 2 units				
Pico Rivera	2 stalls per each unit	1 guest parking space that shall be provided for each 8 dwelling units or fraction thereof				
Norwalk	2 stalls per each unit	1 guest parking space for every 3 units				

The proposed project, therefore, meets the minimum parking requirements set forth by the City's Zoning Ordinance.

Open Space:

The proposed project will provide 27,800 sq. ft. of public open space along with a private balcony for each unit. The proposed public open space area will provide a recreational area, covered picnic table, and community BBQ amenities for future residents within the project.

Fence/Wall:

The proposed project will utilize the existing six (6) ft. tall block wall located along the west property line. It should be noted that the proposed landscaping plan indicates that trees will be planted along the west property line to provide additional screening and noise buffer between the subject property and the adjacent residential properties to the west.

A new six (6) ft. tall CMU wall will be constructed along the north and east property lines. Additionally, a new six (6) ft. tall block wall will be constructed 10 ft. from the front property line. It should be noted that the architectural element of the pillar will be six and one-half (6.5) ft. tall.

MODIFICATION PERMIT CASE NO. 1340

In accordance with the City's Zoning Ordinance, based on the building height of 35 ft., all fences, hedges, and walls over the height of three and one-half feet shall setback a minimum of 20 ft. The applicant is proposing to construct a six (6) ft. high block wall within the setback area, 10 ft. from Florence Avenue. The proposed block wall will consist of pillars that will be six and one-half (6.5) ft. tall. Therefore, the applicant is requesting a modification permit to allow the proposed wall to exceed 3.5 ft. within the required 20 ft. front yard setback area. The proposed block wall will provide separation and noise attenuation due to existing traffic noise from Florence Avenue. Additionally, it should be noted that the proposed wall will be in line with the adjacent single-family residential development to the west of the subject property.

§ 155.106 FENCES, HEDGES AND WALLS.

Fences, hedges and walls shall be permitted; except, that in a required front yard the height shall be limited to three and one-half feet.

STREETS AND HIGHWAYS

The subject property is located on the north side of Florence Avenue. Florence Avenue is designated as a "Major" arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is currently zoned PF, Public Facilities with a general plan land use designation of "Public Facilities." The applicant is proposing to rezone the subject

Report Submitted By: Jimmy Wong Date of Report: September 10, 2021

property from PF, Public Facilities, to R-3, Multiple-Family Residential, and also amend the existing general plan land use designation from "Public Facilities" to "Multiple Family Residential" to be consistent with the proposed zoning.

Surrounding Zoning, General Plan and Land Use						
Direction	Zone District	General Plan	Land Use			
North	PF (Public Facilities)	Open Space	School			
South	PF (Public Facilities)	Multiple Family Residential	Apartment			
East	R-3-PD (Multiple-Family Residential with Planned Development Overlay)	Multiple Family Residential	Church and Townhomes			
West	R-1-PD (Single-Family Residential with Planned Development Overlay)	Single Family Residential	Single Family Residential			

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed zone change was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on August 26, 2021. The legal notice was also posted at Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on September 2, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

As of September 8, 2021, staff received five (5) comment letters and two (2) signed petition against the proposed project. Those letters and petitions are attached to the subject staff report.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment; therefore, the City caused to be prepared and proposed to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, EPD Solutions, Inc.

Report Submitted By: Jimmy Wong Date of Report: September 10, 2021

Phases in the Environmental Review Process:

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

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

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

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

<u>Phase 3:</u> A Mitigated Negative Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. City Staff and EPD Solutions, Inc.

determined that, although, the proposed project could have a significant effect on the environment, revisions in the project have been made by or agreed to by the project applicant or mitigation measures are being implemented to reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.

Draft MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, EPD Solutions, Inc., as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 20-day public review and comments from July 15, 2021 to August 12, 2021. The Notice of Intent to adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. The Planning Commission were emailed a copy of the Draft Initial Study/Mitigated Negative Declaration on July 15, 2021. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to all responsible and trustee agencies as well as surrounding cities for their review and comment.

On July 15, 2021, the City released the Draft IS/MND, along with the accompanying appendices. These materials were made available to the public throughout the 20-day review and comment period. The public comment period for the Draft IS/MND ended August 12, 2021 and, to date, three (3) comments were received. All environmental documents related to the proposed project was also made also available for review on our City website.

 City of Santa Fe Springs Website: https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp

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

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

Potentially Affected Environmental Factors:

Report Submitted By: Jimmy Wong Date of Report: September 10, 2021

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

Comment Letter:

1. County of Los Angeles Fire Department (Attachment 3a)

Comment 1.1: This comment states that the Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The letter states that the project site is not within the response area for the County Fire Department and that the Planning Division and Land Development Unit do not have concerns related to potential project impacts.

Response to Comment 1.1: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

Comment 1.2: This comment describes the Forestry Divisions authority related to erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed. The comment also details the Los Angeles County Oak Tree Ordinance.

Response to Comment 1.2: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. Potential impacts related to each of the issue areas have been evaluated within the IS/MND, which determined that impacts would be less than significant with implementation of existing regulations related to erosion control, vegetation, watershed management and mitigation measures related to archeological and cultural resources. The IS/MND determined that the site does not contain rare/endangered species, oak trees, and is not within a fire hazard area. No further response is needed or warranted.

Comment 1.3: This comment states that the Health Hazardous Materials Division

has no jurisdiction in the City of Santa Fe Springs and provides Los Angeles County Fire Department contact information.

Response to Comment 1.3: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

2. Los Angeles County Sanitation Districts (Attachment 3b)

Comment 2.1: This comment introduces the comment letter, and describes that wastewater flows from the project would discharge into the existing 27–inch diameter trunk sewer has a capacity of 6.5 million gallons per day (mgd) and conveyed a peak flow of 0.1 mgd when last measured in 2019. The comment also states that a connection to the trunk sewer requires a permit from the Sanitation Districts.

Response to Comment 2.1: The IS/MND describes that the project would install onsite sewer lines that would connect to the existing 27-inch sewer line in Florence Avenue, which would be completed pursuant to permits and approvals from the Sanitation Districts. This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

Comment 2.2: This comment states that the wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 259.6 mgd.

Response to Comment 2.2: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

Comment 2.3: This comment states that the increase in wastewater flow from the project is 11,443 gallons per day based on the Districts' average wastewater generation factors, as detailed at www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link.

Response to Comment 2.2: Page 125 of the public review draft IS/MND describes that the Los Angeles County Sanitation District wastewater generation factors (LACSD 2021) estimate that townhome residences generate 156 gallons of wastewater per day. Therefore, the 63 proposed townhome residences would

generate approximately 9,828 gallons of wastewater per day. This generation factor is consistent with the District's Table 1, Loadings for Each Class of Land Use link that is listed on the Districts' website. Pursuant to Comment 2.2, wastewater from the site would be treated at the Joint Water Pollution Control Plant that has excess capacity. The 9,828 gallons of wastewater per day would be 0.00007 percent of the existing available capacity of the Joint Water Pollution Control Plant. This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

Comment 2.4: This comment describes the connection fees that the Sanitation Districts collect to maintain and upgrade wastewater facilities.

Response to Comment 2.4: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

Comment 2.5: This comment states that the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG) and that all expansions of facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast and air quality management plans. The comment also states that the Districts intend to provide service up to the levels that are legally permitted.

Response to Comment 2.5: The IS/MND describes in Section 14, *Population and Housing*, that the 63 new residences would result in a 1.1 percent increase in residential units within the City that would not exceed growth projections and would be consistent with the assumptions in the SCAQMD Air Quality Management Plan. In addition, IS/MND Section 3, *Air Quality*, details that emissions generated by construction and operation of the proposed project would not exceed thresholds. This comment does not specifically identify any concerns related to the content or conclusions of the Florence Avenue Condominium Project IS/MND. No further response is needed or warranted.

3. Resident: Alejandro Huitron (Attachment 3c)

Comment 3.1: This comment states that the letter is from residents of Lake Center Park Lane and lists concerns including the zone change, General Plan Amendment, number of units, number of stories, parking, and construction hours. The comment does not provide specific concerns related to these issues and does not question the content or conclusions of the IS/MND.

Response to Comment 3.1: Pages 36 through 38 of the IS/MND details the project's consistency with the proposed General Plan and zoning designations. As described the proposed Multiple-Family Residential land use designation allows up to 21.8 dwelling units per acre, and the project includes 21 units per acre. In addition, the project meets or exceeds the proposed R-3 zone required setbacks, height, and lot coverage standards. Section 3.0, *Project Description*, describes that the project includes 2 garage parking spots per unit, which equals 126 parking spots and 22 guest parking spots that equates to 2.35 parking spots per residential unit, which is more than the City's requirement of 2.0 parking spaces per unit. In regard to construction hours, the IS/MND details in Section 3.0, *Project Description* and Section 13, *Noise* that Construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425.

Comment 3.2: This comment states that the document does not take into consideration that the Lake Center Middle School includes the track field located adjacent to the project site, that the track field is used as an athletic facility and is used for school physical education classes during school hours, and that the track and field is a sensitive receptor which shares the property line with the project site. The comment also states that the study describes the project to include a park facility which actually serves as private open space not a park.

Response to Comment 3.2: As described on page 4 and shown on Figure 2 and Figure 5 of the IS/MND, the Lake Center Athletic Park is located to the north of the site. The Lake Center Middle School is located further north past the park. The Lake Center Athletic Park includes a running track that is used by the adjacent school. The location of the running tract is identified on pages 77, 86, and 92; and the location of the school facility is identified throughout the IS/MND on pages 4, 46, 77, and 131. Page 49 of the IS/MND describes that sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. As shown on Tables AQ-4 and AQ-5, air quality modeling identified that localized emissions impacts related to sensitive receptors adjacent to the project site would be less than significant. The noise analysis describes both the existing noise conditions and the potential noise impacts at the park facility, which is identified by noise measurement B (shown on IS/MND Figure 13). The construction noise analysis identifies that existing noise sensitive receptors are as close as three feet from the project site boundary and that construction noise at the closest sensitive receptors is anticipated to range from 60 dBA Leq to 77 dBA Leq, which is less than the 80 dBA threshold. Therefore, construction noise impacts would be less than significant. In addition, the construction noise over the 14-month period would be temporary in nature and would be required to comply with construction noise regulations in Municipal Code Chapter 155.425 as part of project permitting.

The IS/MND does not state that the project includes a park facility. Page 17 of the IS/MND, under the header of Recreation and Open Space, describes that the project includes approximately 27,800 SF (441 SF/Unit) of common open space that would be provided in an open space recreational area on the site. This would be private open space and recreation facilities to be used for site residents.

Comment 3.3: This comment states that the traffic counts conducted for the project were taken during April and June 2021 when schools were operating virtually and not operating under "normal" pre-Covid conditions and therefore does not take into consideration "normal traffic". The comment states that traffic counts should be taken again to reflect "normal" traffic and the study should be revised with counts taken after August 2021, which is when in-school operations will resume.

Response to Comment 3.3: Response to Comment 3.3: Pages 114 and 115 of the IS/MND details that traffic counts were collected on Tuesday, April 20, 2021 at Pioneer Boulevard and Florence Avenue and on Thursday, June 3, 2021, at Orr and Day Street and Florence Avenue. The schools in the project vicinity were operating on a regular schedule on both of the days when traffic counts were conducted. The Little Lake School District started in-person learning on April 12, 2021 and the Whittier Union High School District started in-person learning on April 6, 2021. Also, to provide for a conservative assumption of potential impacts, the traffic analysis for the opening year added a 2 percent per year growth rate to the traffic counts and added trips generated by the other development project in the area. Therefore, the existing and project opening year traffic conditions that are identified in the IS/MND are reflective of an appropriate baseline condition and provide for a conservative estimate of traffic in the opening year of the project. However, in response to the comment and due to the traffic variation related to distance learning options available in the 2020-2021 school year, additional traffic counts were taken at both intersections on Thursday, August 26, 2021. Full time inperson instruction for the 2021-2022 school year began on Wednesday, August 18, 2021 for the Little Lake City School District and began on Thursday, August 12, 2021 for the Whittier Union High School District. Schools serving the project area were in operation during all of traffic counts. The additional traffic counts are provided in Attachment A. The traffic generated from the proposed project was combined with the new traffic count data and is provided in table below.

	Opening Year			Opening Year plus Project					
	AM Peak		PM P	eak	AM Peak		PM Peak		
Intersection	Delay	LOSI	Delay	LOSI	Delay	LOSI	Delay	LOSI	Impact?
1. Project Driveway/Florence Ave ²	0.00	Α	0.00	Α	15.97	В	13.44	В	No
2. Pioneer Blvd/Florence Ave	38.45	D	28.79	C	38.49	D	28.82	D	No
3. Orr and Day St/Florence Ave	93.18	F	60.78	E	94.17	F	61.23	E	No

¹ Level of Service

As shown in the table above, utilizing the additional traffic counts, both Florence Avenue at the project driveway and the intersection of Pioneer Boulevard/Florence Avenue would continue to operate at an acceptable LOS D, which would not exceed the City's threshold. The Orr and Day Street and Florence Avenue intersection would operate below LOS D both with and without the project. Consistent with the conclusions of the Public Review Draft IS/MND, the addition of project traffic would increase the delay at this intersection by less than 1 second, which is a less than significant impact. Therefore, the project would result in a less than significant impact under both traffic count scenarios.

Comment 3.4: This comment states that mitigation of installing a six-foot masonry wall is based on an old 1972 HUD Noise/Land Use Compatibility Matrix and outdated General Plan noise standards and that a 10-foot-high wall or taller should be required for noise mitigation. The comment also states that Florence Avenue was upgraded to a six-lane configuration in the summer 2020 and connects to the Interstate-5. The comment asserts that homes on Lake Center Lane that back up to Florence Avenue, vibrate when heavy vehicles go by and the homes also vibrate and make cracking noises when the train comes by. The comment further states that a construction sound wall should be required next to all homes.

Response to Comment 3.4: The comment related to the 1972 HUD Noise/Land Use Compatibility Matrix and General Plan regulations is inaccurate. The Noise Impact Analysis (IS/MND Appendix F) details that the current General Plan Noise Element identifies an exterior noise standard of 65 dBA CNEL and an interior noise standard of 65 dBA CNEL at residential properties, which are typical noise standards for residential uses within an urban area of southern California. In addition, the existing Noise Ordinance (Municipal Code Section 155.424 (E)) provides noise standards based on the cumulative duration of noise in any 1-hour period. These current standards are used to identify potential impacts related to noise and land use compatibility, as describes on pages 90 and 91 of the IS/MND. As detailed on page 99 (and on Table N-6), with the proposed 6-foot-high CMU walls along the south and east sides of the project site and Mitigation Measure NOI-

² Dolay on Public Right of Way

1 that requires a 3.5-foot-high solid noise barrier (to be constructed of either a minimum 3/8-inch thick glass [tempered or laminate], 3/4-inch wood, or plaster or stucco) on the second-floor balconies of units 3, 8, and 18, the noise levels would be below the City's 65 dBA CNEL residential exterior noise standard and a 10-foot-high wall is not required for noise mitigation.

To identify the existing ambient noise and traffic levels on the site adjacent to Florence Avenue 24-hour noise level measurements were taken approximately 100 feet north of the Florence Avenue centerline beginning on March 31, 2021. These measurements captured existing noise from operation of Florence Avenue and the Southern Pacific Railroad line. In addition, traffic counts were taken (as detailed in Response to Comment 3.3) that identified existing traffic along Florence Avenue. As described in the Caltrans Transportation and Construction Vibration Guidance Manual, 2020¹ vibration related damage to modern residential structures could occur at 1.0 PPV in/sec for transient sources such as roadway related vibration. As shown on IS/MND Table N-9, a large bulldozer would create a vibration level of 0.089 inch-per-second PPV at 25 feet, and as detailed on IS/MND page 104, Mitigation Measure NOI-1 restricts operation of large bulldozers within 20 feet of any offsite residence. Thus, potentially significant vibration impacts from the project would not occur. Existing ambient vibration from roadway and train operations would be accommodated by structural engineering that is required by the California Building Code, which is included in the City's Municipal Code Section 150.001 and verified during the City's construction permitting process.

Regarding construction noise, as detailed in Response 3.1, construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425. Also, as detailed in the IS/MND on pages 97-98 construction noise at the closest sensitive receptors is anticipated to range from 60 dBA Leq to 77 dBA Leq, which is less than the 80 dBA threshold. Therefore, noise impacts would be less than significant. In addition, the construction noise over the 14-month period would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day and the location of construction activities would vary throughout the site. Thus, impacts related to construction noise were determined to be less than significant in the IS/MND; and a construction sound wall would not be required.

Comment 3.5: This comment states that the project plans call for the removal of a four mature heritage trees along Florence Avenue. These trees should remain in place.

Report Submitted By: Jimmy Wong Date of Report: September 10, 2021

Response to Comment 3.5: There are no City designated heritage trees along Florence Avenue. However, non-native ornamental trees exist on the project site and along the Florence Avenue right-of way that is adjacent to the project site. As described in the IS/MND on pages 18 and 55, the project may install new trees along Florence Avenue, which would be new public street trees. Installation and/or removal of any new public street trees would be completed in compliance with the City of Santa Fe Springs Municipal Code Chapters 96.130 through 96.140, also known as the "Tree Ordinance". The comment does not question the content or conclusions of the IS/MND, and no further response is warranted.

STAFF REMARKS

Tentative Tract Map

Based on the findings set forth in the attached Resolution 196-2021, staff finds that Tentative Tract Map No. 83383 is consistent with the policies and goals set forth in the General Plan, Subdivision Map Act and California Environmental Quality Act (CEQA) requirement.

General Plan Amendment

Based on the findings set forth in the attached Resolution 196-2021, staff finds that the applicant's request meets the criteria set forth in Section 65353-65356 of the State Planning, Zoning and Development Law set forth the procedures for amending the City's General Plan.

Zone Change

Based on the findings set forth in the attached Resolution 196-2021, staff finds that Zone Change Case No. 140 meets and satisfies the criteria established within City's Zoning Ordinance Section §155.829 for the subject change of zone request.

Development Plan Approval

Based on the findings set forth in the attached Resolution 196-2021, staff finds that Development Plan Approval Case No. 982 meets and satisfies the criteria established within City's Zoning Ordinance Section §155.739 for the subject change of zone request.

Modification Permit

Based on the findings set forth in the attached Resolution 196-2021, staff finds that Modification Permit Case No. 1340 meets and satisfies the criteria established within the City's Zoning Ordinance Section §155.695 for the subject change of zone request.

AUTHORITY OF PLANNING COMMISSION:

General Plan Amendment

The Planning Commission has the authority, subject to procedures set forth in the Government Code, to make a written recommendation on the adoption or amendment of a general plan to the City Council. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission.

Zone Change

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to recommend that all or any part of a request for a change of zone be granted or denied by the City Council. The Commission's actions shall be set forth in a resolution and shall be carried by the affirmative vote of not less than a majority of the total membership of the commission.

Tentative Tract Map

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

<u>Development Plan Approval</u>

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

Modification Permit

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a modification from requirements of the property development standards set forth in the City's Zoning Ordinance when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny a modification based on the evidence submitted and upon its own study and knowledge of the circumstances

Report Submitted By: Jimmy Wong Date of Report: September 10, 2021

CONDITIONS OF APPROVAL

Conditions of approval for the proposed development is attached to Resolution 196-2021 as Exhibit A.

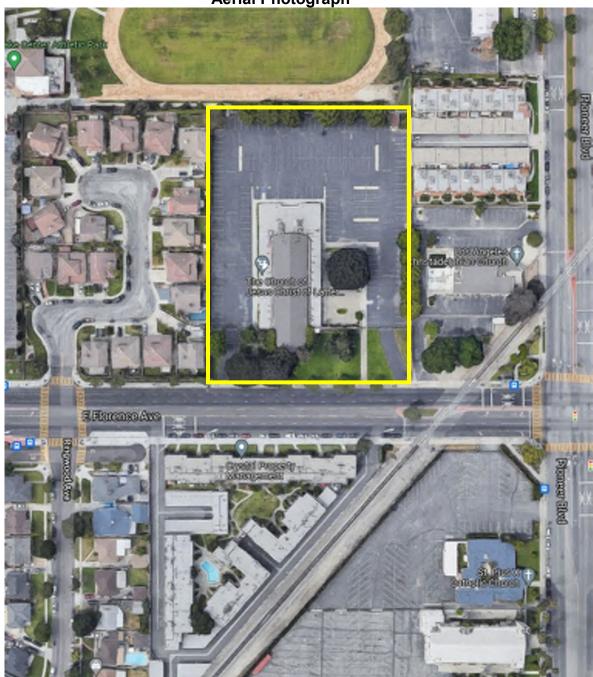
> Wayne M. Morrell **Director of Planning**

wayne M. Morall

Attachments:

- 1. Aerial Photograph
- 2. Full Set of Plans
- 3. Response to Comments on the Public Review IS/MND
 - a. County of Los Angeles Fire Department
 - b. Los Angeles County Sanitation Districts
 - c. Resident: Alejandro Huitron
- 4. Public Hearing Notice
- 5. Comment Letters to the Notice
- 6. Signed Petitions
- 7. Radius Map for Public Hearing Notice
 8. Final Draft Initial Study/Mitigated Negative Declaration (previously delivered to PC on 7/15/2021)
- 9. Resolution
 - Exhibit A Conditions of Approval





11733 Florence Avenue

Attachment 2 Full Set of Plans



PROJECT SUMMARY

R-3 (PROPOSED) ZONING

1 DU/2,000 SF SITE AREA 3.02 ACRES 63 TOTAL UNITS

DENSITY 21 DU/ACRE PRODUCT TYPE 3 STORY ROW TOWNHOMES

R3/U OCCUPANCY, TYPE VB

PLAN SUMMARY

1,528 S.F. 2BD+DEN 14 PLAN 1 13 PLAN 2 1,640 S.F. 3BD+DEN

20 PLAN 3 1,702 S.F. 3BD

1,795 S.F. 3BD+DEN, OPT 4TH

LOT COVERAGE 36.2% PROPOSED (60% ALLOWED)

BUILDING SETBACKS FRONT 20'

REAR

BUILDING HEIGHT

FASCIA ABV. FIN. GRADE = 30'-0" OVERALL HT. TO RIDGE = 35'=0" MAXIMUM

BUILDING SEPARATION

25' MINIMUM @ 35' BLDG HEIGHT

PARKING SUMMARY

2 CAR ATTACHED GARAGES = 126 STALLS GUEST PARKING = 22 STALLS TOTAL PARKING PROVIDED = 148 STALLS 2.35 STALLS/UNIT PROVIDED 2.0 STALLS/UNIT REQUIRED

OPEN SPACE

COMMON OPEN SPACE 27,800 S.F. 3,800 S.F. PRIVATE OPEN SPACE 31,600 S.F. TOTAL OPEN SPACE 501 S.F. PER UNIT

BUILDING AREA SUMMARY

BUILDING A = 8,810 SF X 1 = 8,810 S.F.BUILDING B = 11,354 SF X 5 = 56,770 S.F.BUILDING C = 13,521 SF X 3 = 40,563 S.F.BUILDING D = 17,852 SF X 2 = 35,704 S.F.TOTAL BUILDING AREA = 141,847 S.F.

ACCESSIBLE UNIT SUMMARY

10% OF UNITS REQUIRED TO BE ACCESSIBLE 63 UNITS X 10% = 6.3 = 7 TOTAL UNITS (PROVIDED ACCESSIBLE UNITS 6, 7, 14, 15, 19, 54, 60)



SANTA FE SPRINGS, CA

ASPIRE - 11733 FLORENCE AVENUE

60 90 Scale APR. 1, 2021



SITE PLAN



FRONT PERSPECTIVE - BUILDING B - 5 PLEX



SHADOW STUDY: DEC 21 - 10 AM

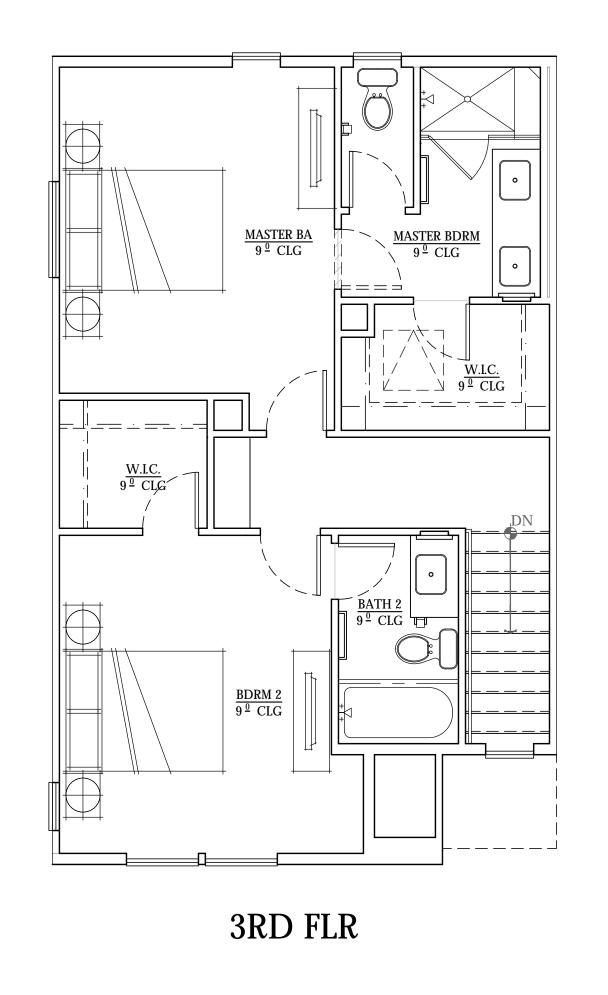
REAR PERSPECTIVE - BUILDING B - 5 PLEX

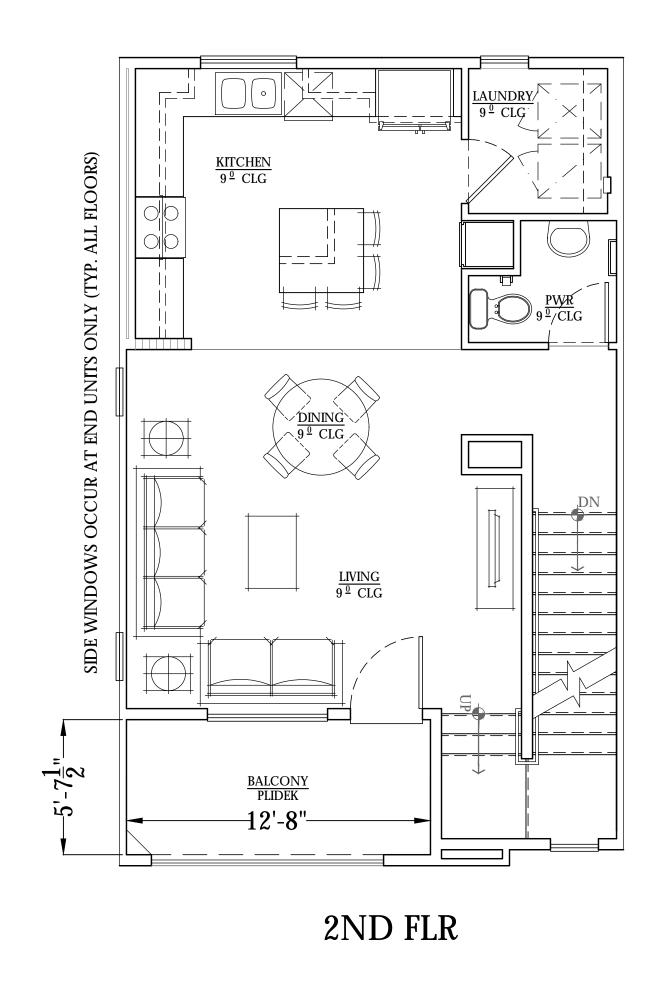
APR. 1, 2021

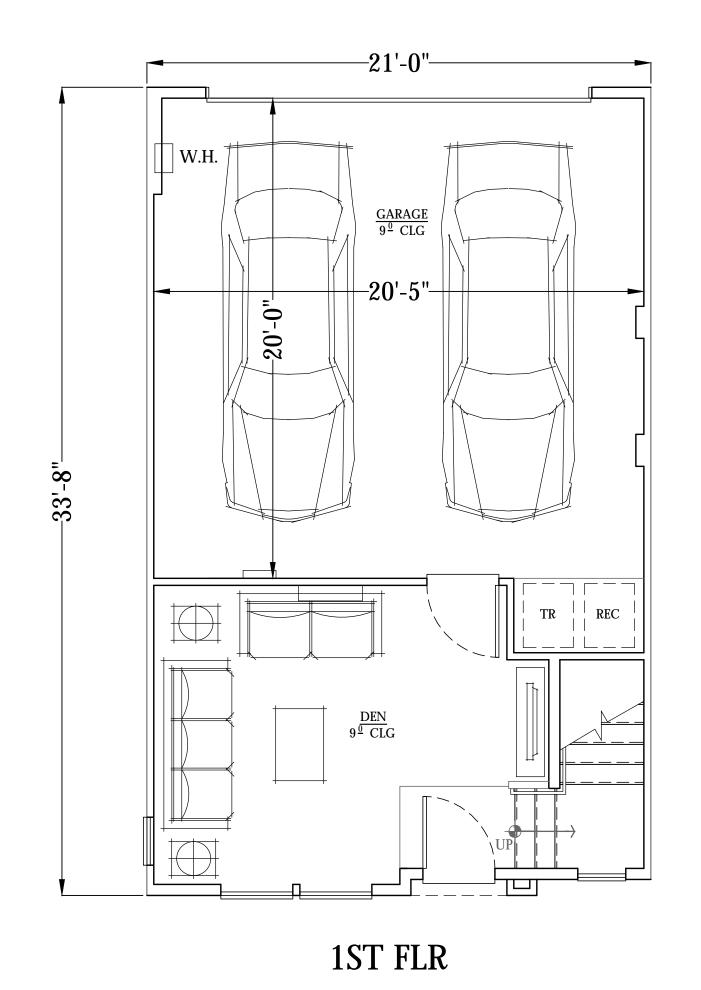
END PERSPECTIVE - BUILDING B - 5 PLEX

SANTA FE SPRINGS, CA

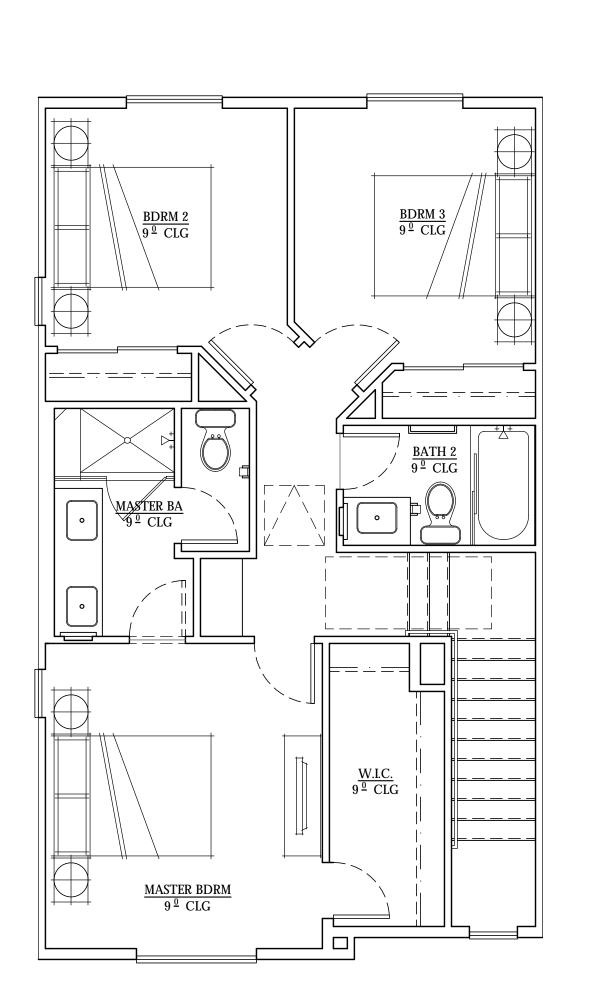
ASPIRE - 11733 FLORENCE AVENUE

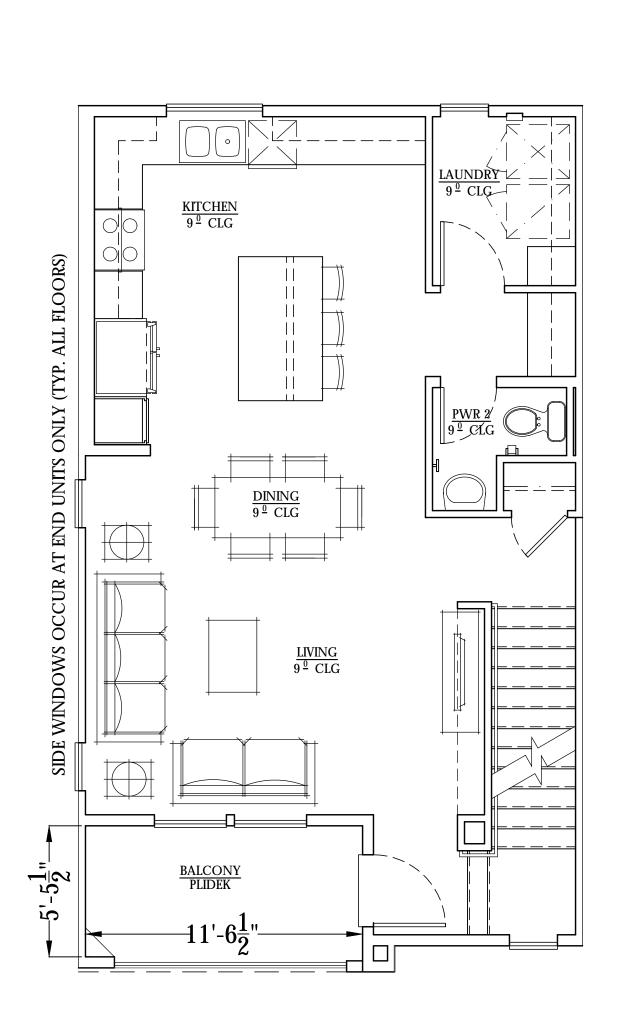


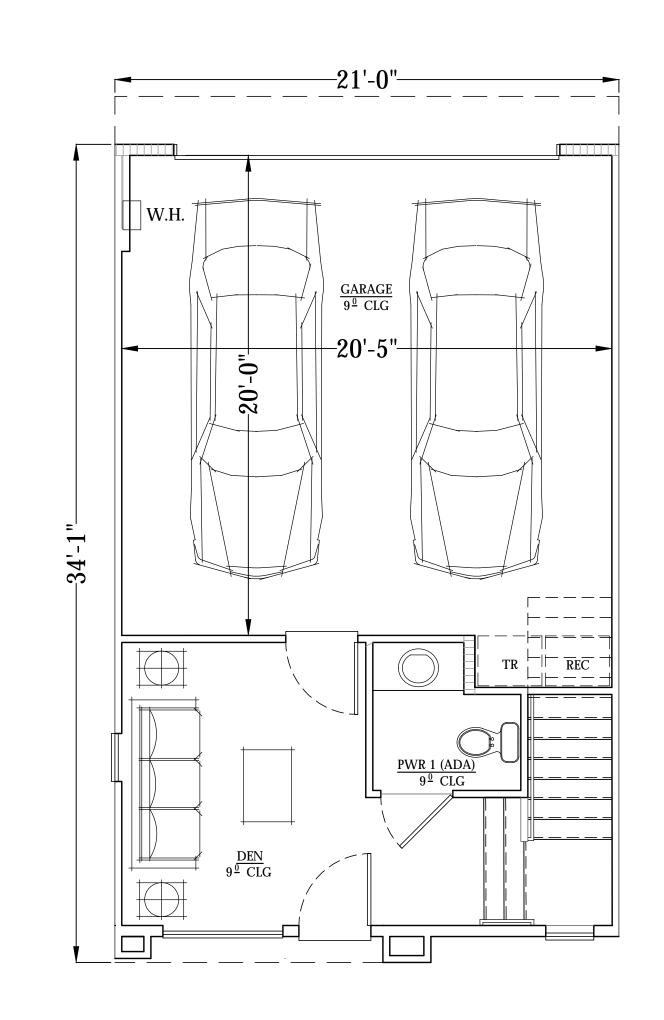




PLAN 1	2BED/2.5BA
1ST FL -	253
2ND FL -	625
3RD FL -	650
TOTAL LIVA	BLE - 1,528 S.F.
BALCONY -	75 S.F.
GARAGE -	447 S.F.







PLAN 2 3BED/2.5BA 1ST FL -254 677 2ND FL -709 3RD FL -TOTAL LIVABLE - 1,640 S.F. BALCONY -68 S.F. 442 S.F. GARAGE -

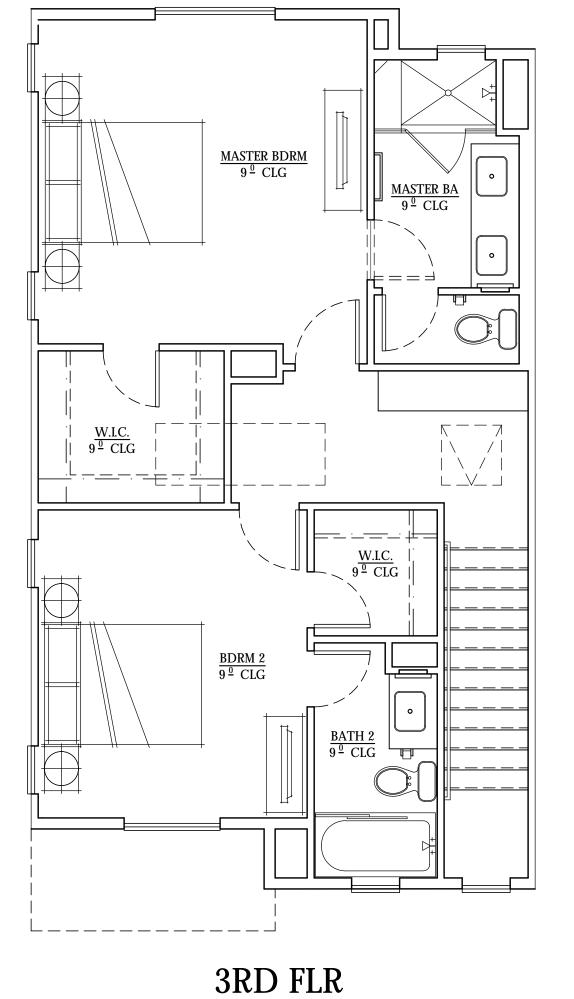
SANTA FE SPRINGS, CA

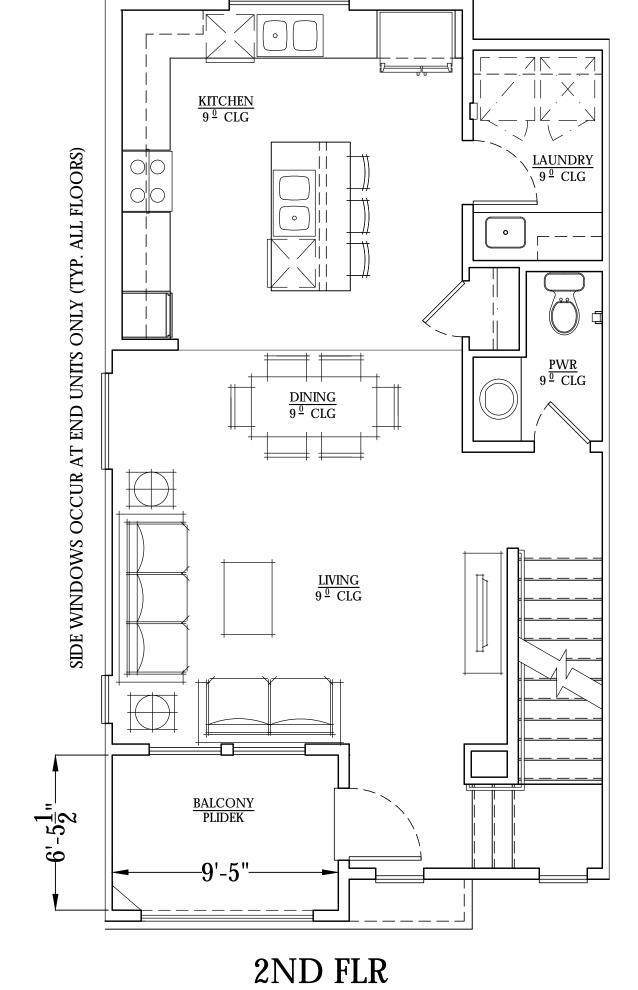
MELIA HOMES 8951 Research Drive, Suite 100

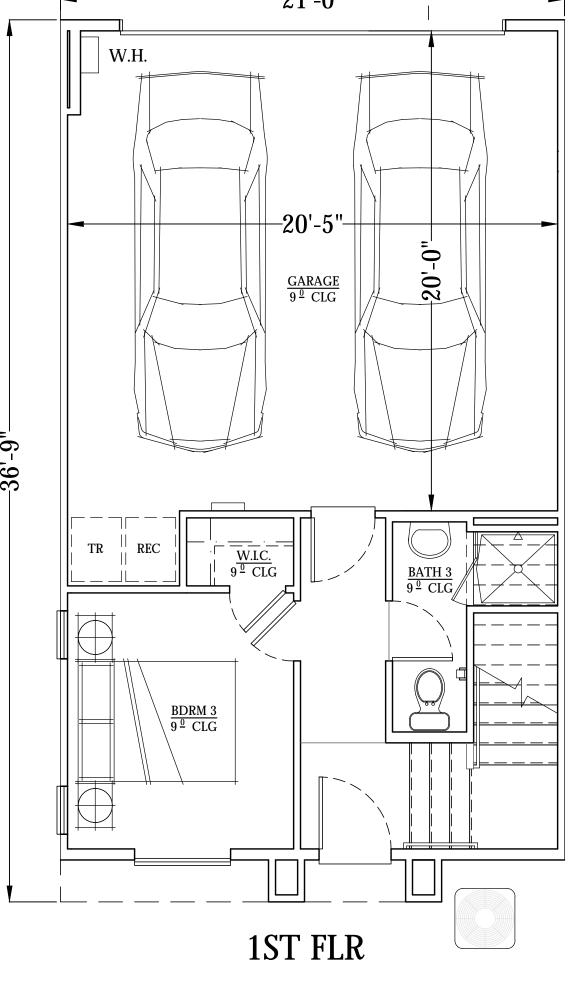
Irvine, CA 92618 (949) 759-4367

ASPIRE - 11733 FLORENCE AVENUE

UNIT PLAN 1 AND 2

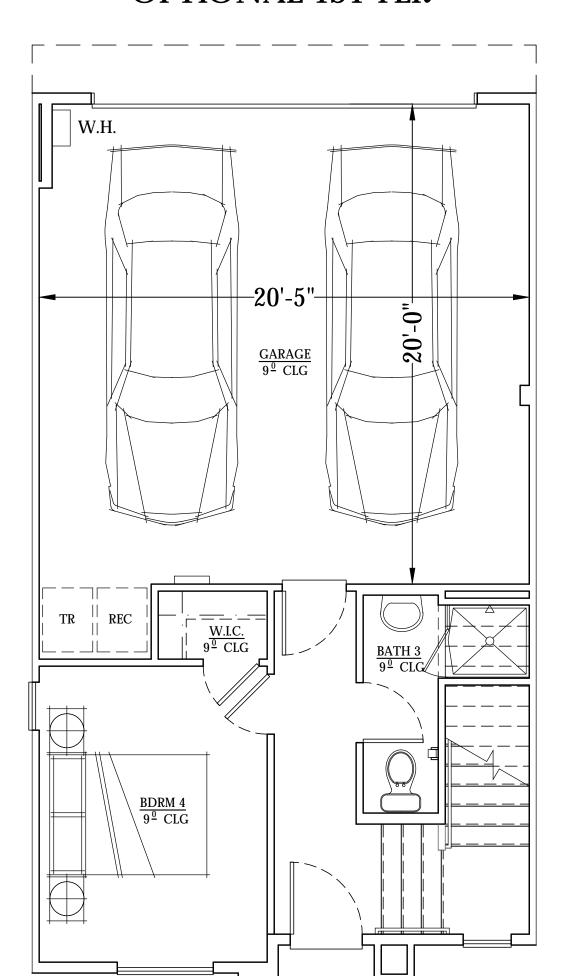


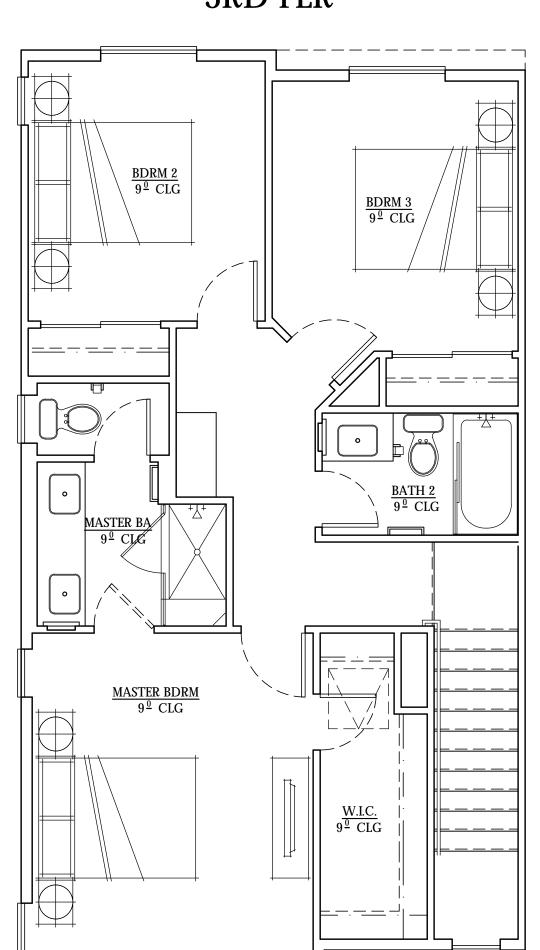


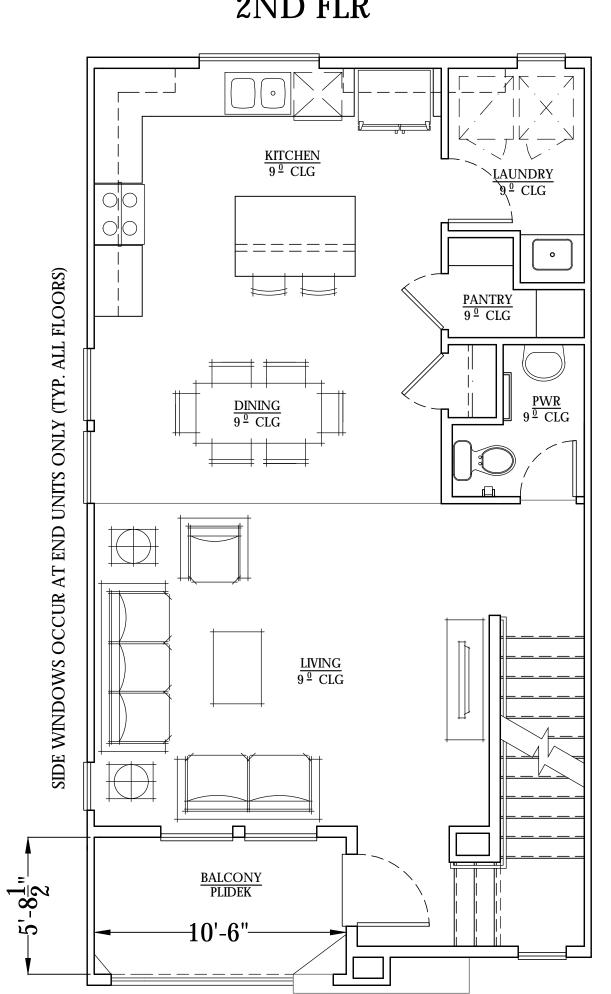


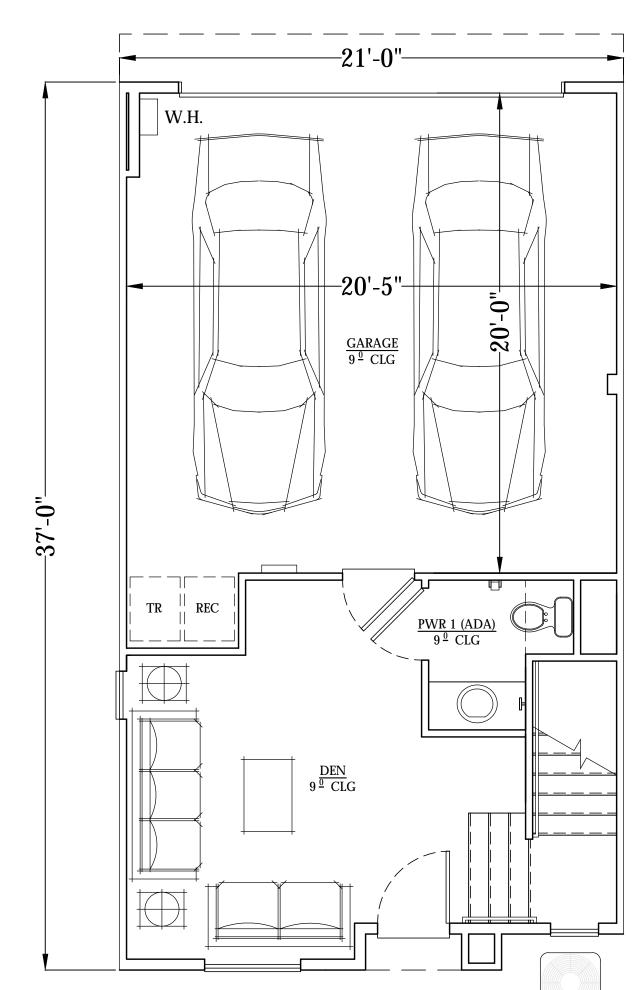
PLAN 3 3BED/3.5BA 1ST FL -295 2ND FL -710 3RD FL -TOTAL LIVABLE - 1,702 S.F. 64 S.F. BALCONY -445 S.F. GARAGE -

OPTIONAL 1ST FLR









3BED/2.5BA PLAN 4 1ST FL -315 2ND FL -744 3RD FL -TOTAL LIVABLE - 1,795 S.F. BALCONY -63 S.F. GARAGE -445 S.F. (OPTIONAL 4BED/3.5BA)

SANTA FE SPRINGS, CA

ASPIRE - 11733 FLORENCE AVENUE

UNIT PLAN 3 AND 4

APR. 1, 2021



SANTA FE SPRINGS, CA

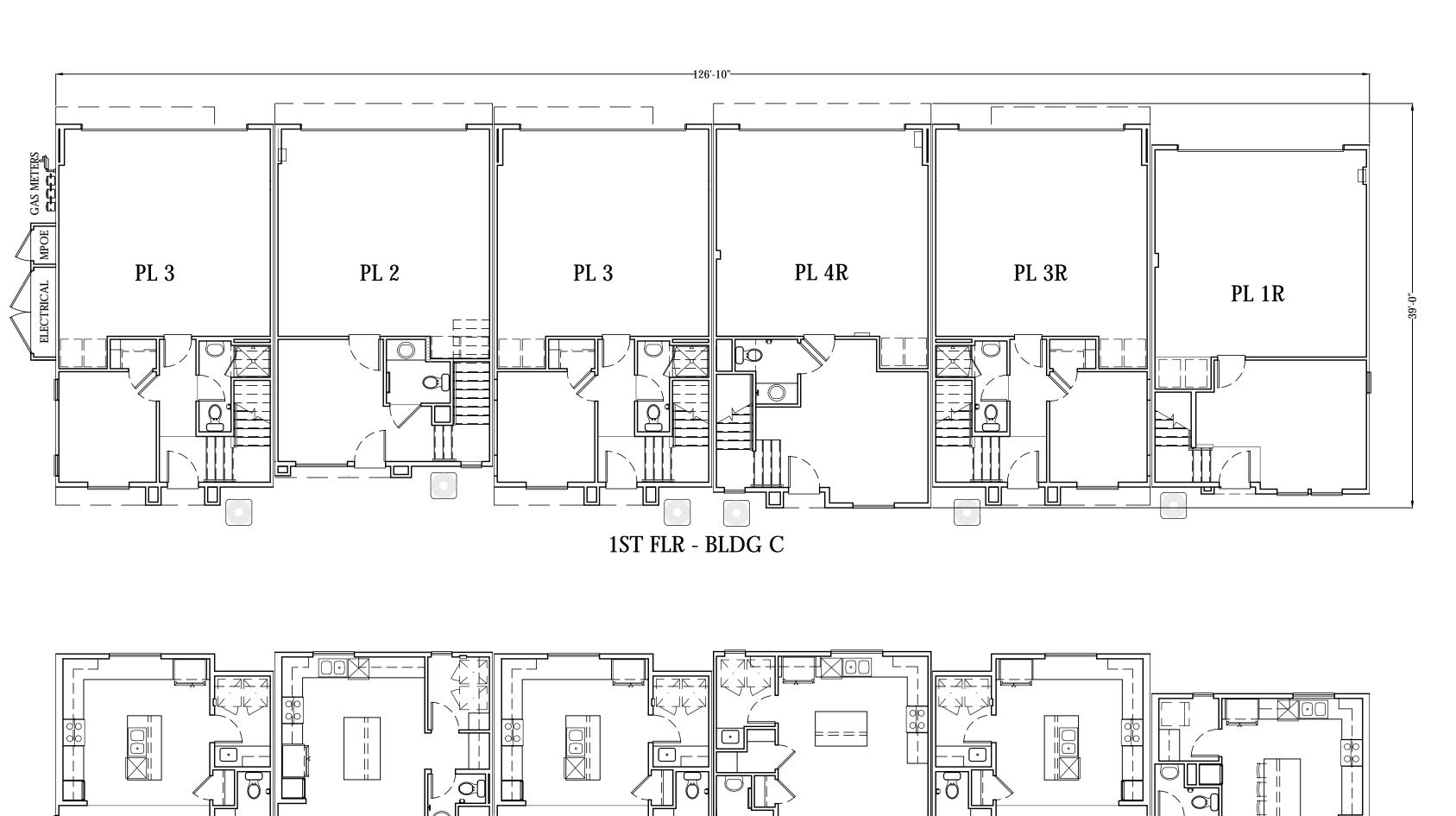
MELIA HOMES 8951 Research Drive, Suite 100 Irvine, CA 92618 (949) 759-4367

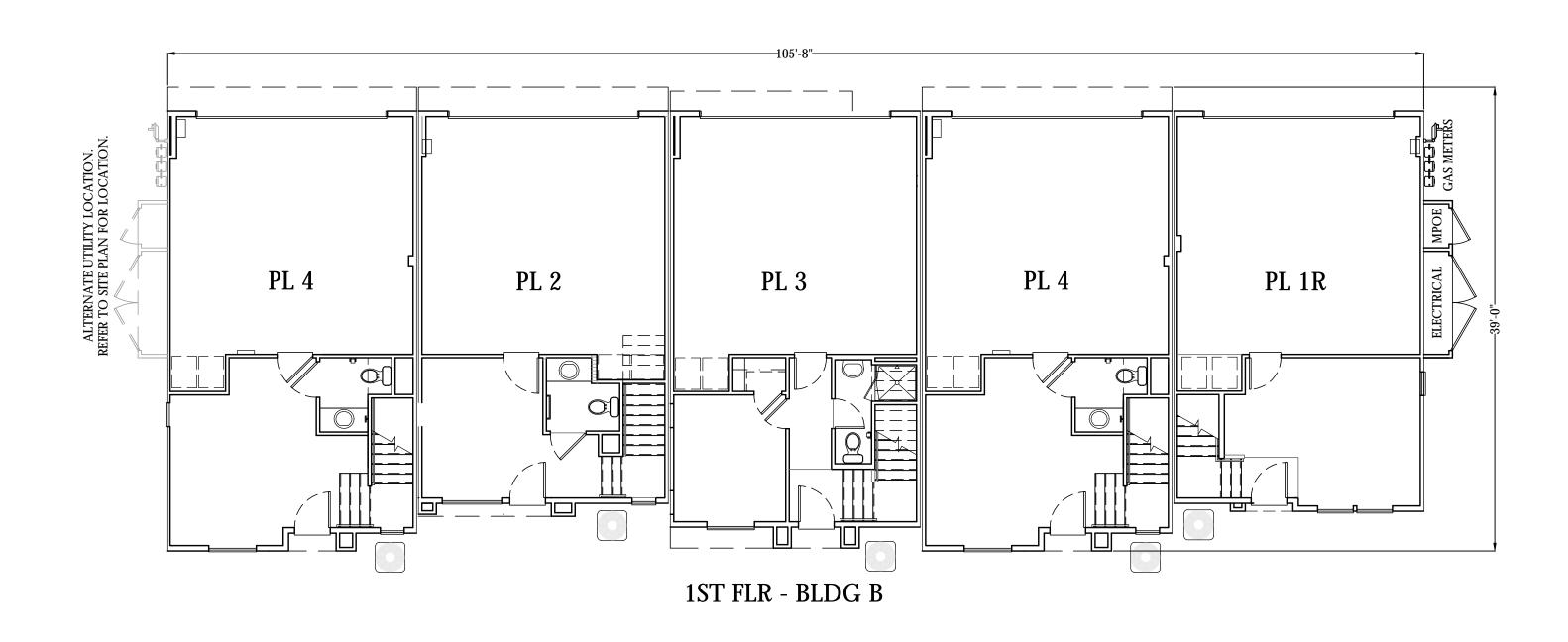
ASPIRE - 11733 FLORENCE AVENUE

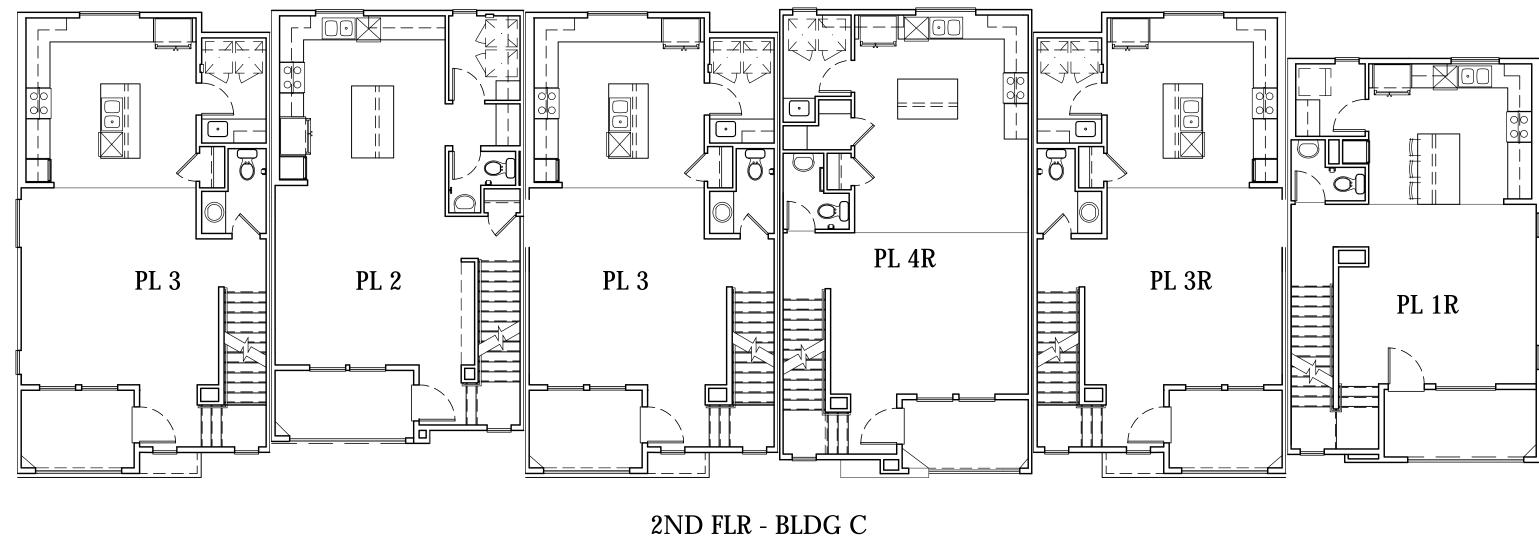
BLDG TYPE A & D

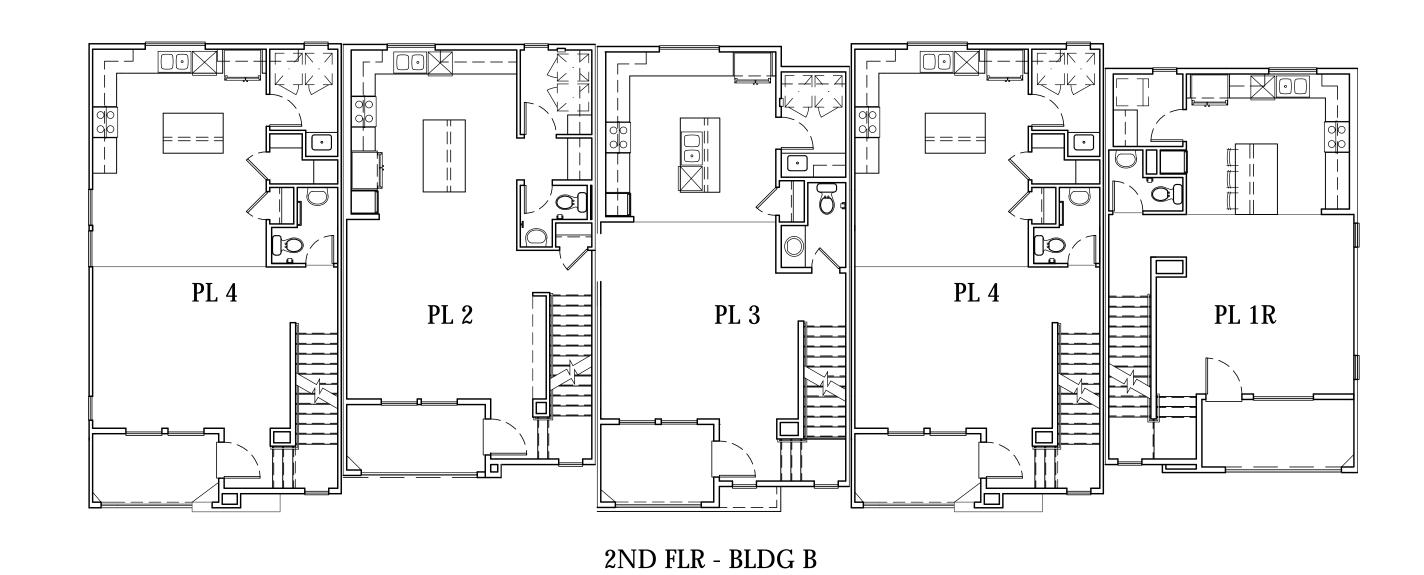
0 8 16 24 Scale | APR. 1, 2021

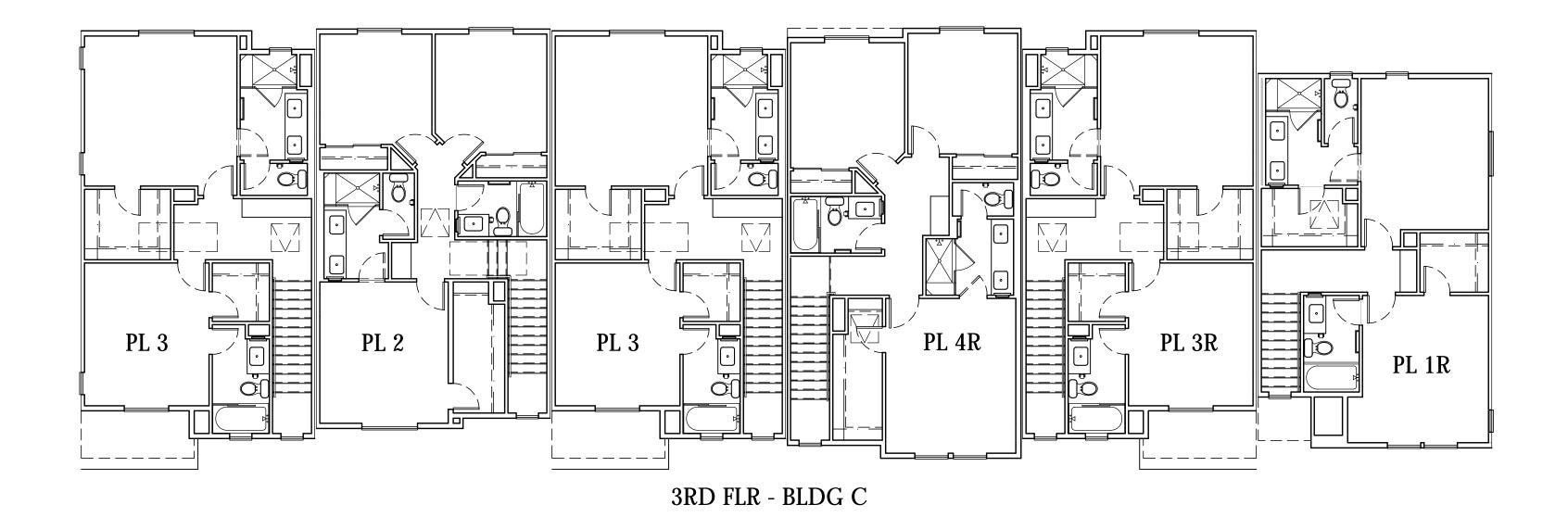


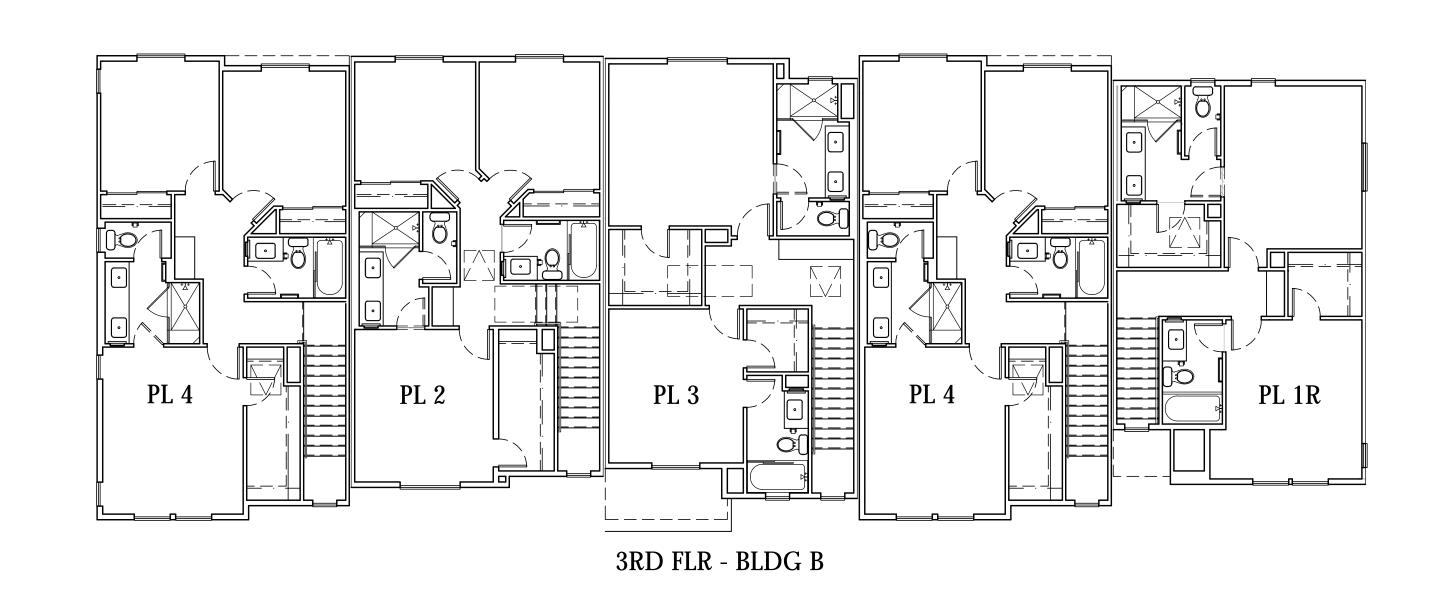












SANTA FE SPRINGS, CA

ASPIRE - 11733 FLORENCE AVENUE

BLDG TYPE B & C





LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

MATERIAL SCHEDULE

- 1. ROOF COMPOSITE SHINGLE ROOFING
- 2. FASCIA 2x6 RESAWN WOOD
- 3. WALL EXTERIOR 16/20 SAND FINISH STUCCO
- 4. WALL STONE VENEER
- 5. RAILING VERTICAL METAL
- 6. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 2X STUCCO O/ E.P.S. TRIM
- 8. DECORATIVE OUTLOOKER
- 9. STUCCO REGLET
- 10. DECORATIVE LIGHT FIXTURE
- . DECORATIVE STUCCO O/ E.P.S. CORBEL
- 2. DECORATIVE METAL AWNING
- 13. UTILITY CLOSET SEE SITE PLAN FOR LOCATION

SANTA FE SPRINGS, CA





LEFT ELEVATION

FRONT ELEVATION





RIGHT ELEVATION

REAR ELEVATION

MATERIAL SCHEDULE

- ROOF COMPOSITE SHINGLE ROOFING
- 2. FASCIA 2x6 RESAWN WOOD
- WALL EXTERIOR 16/20 SAND FINISH STUCCO
- WALL STONE VENEER
- RAILING VERTICAL METAL
- VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 2X STUCCO O/ E.P.S. TRIM
- DECORATIVE OUTLOOKER
- STUCCO REGLET
- 10. DECORATIVE LIGHT FIXTURE
- DECORATIVE STUCCO O/ E.P.S. CORBEL
- DECORATIVE METAL AWNING
- 13. UTILITY CLOSET SEE SITE PLAN FOR LOCATION

SANTA FE SPRINGS, CA





LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION



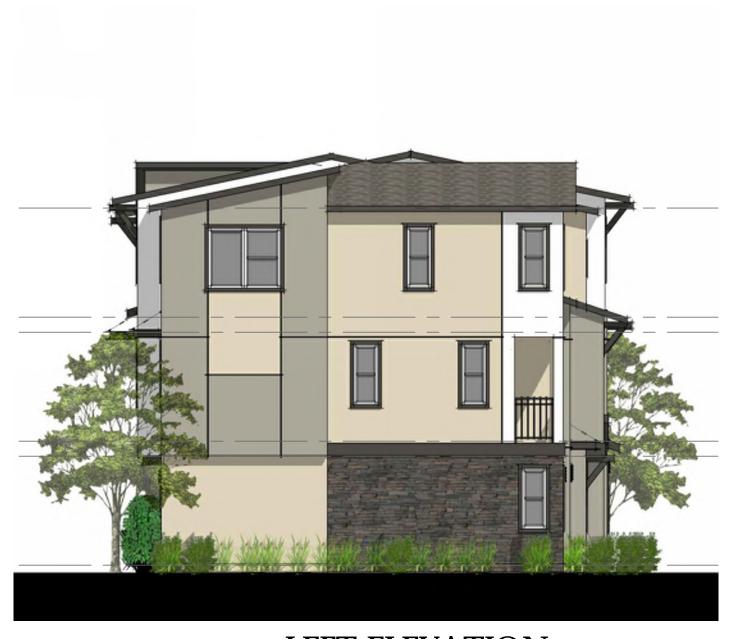
APR. 1, 2021

REAR ELEVATION

MATERIAL SCHEDULE

- ROOF COMPOSITE SHINGLE ROOFING
- 2. FASCIA 2x6 RESAWN WOOD
- WALL EXTERIOR 16/20 SAND FINISH STUCCO
- WALL STONE VENEER
- RAILING VERTICAL METAL
- VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 2X STUCCO O/ E.P.S. TRIM
- DECORATIVE OUTLOOKER
- STUCCO REGLET
- DECORATIVE LIGHT FIXTURE
- DECORATIVE STUCCO O/ E.P.S. CORBEL
- DECORATIVE METAL AWNING
- 13. UTILITY CLOSET SEE SITE PLAN FOR LOCATION

SANTA FE SPRINGS, CA







FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

- ROOF COMPOSITE SHINGLE ROOFING
- 2. FASCIA 2x6 RESAWN WOOD
- WALL EXTERIOR 16/20 SAND FINISH STUCCO
- WALL STONE VENEER
- RAILING VERTICAL METAL
- VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 2X STUCCO O/ E.P.S. TRIM
- DECORATIVE OUTLOOKER
- STUCCO REGLET
- DECORATIVE LIGHT FIXTURE
- DECORATIVE STUCCO O/ E.P.S. CORBEL
- DECORATIVE METAL AWNING
- 13. UTILITY CLOSET SEE SITE PLAN FOR LOCATION

SANTA FE SPRINGS, CA

Scale



FLORENCE AVE. ENTRY PERSPECTIVE



FLORENCE AVE. PERSPECTIVE

SANTA FE SPRINGS, CA

ASPIRE - 11733 FLORENCE AVENUE

SITE ENTRY PERSPECTIVES



*Conceptual images (provided herein are conceptual and subject to change)







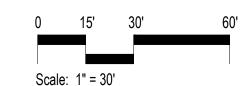
Schematic Landscape Plan

LEGEND

- Central community open space area with shade structure, picnic tables, trash receptacle, and integral colored concrete for small social events and group
- 2. Tot-lot play area with curved seat wall, specimen tree, and canopy trees for
- 3. Turf area for passive and active play and bench seating.
- Four community cluster mailboxes and two parcel lockers, per USPS review
- Proposed wall, pilaster, or gate, per Wall & Fence Plan.
- Enhanced paving at main project entry.
- Proposed tree, per Planting Plan.
- 8. 6' wide pedestrian esplanade, natural colored concrete, with light top-cast finish
- 9. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
- 10. Accessible parking stall and striping, per Civil plans.
- Guest / Residential parking stall.
- 12. Natural colored concrete driveway, with light broom finish and tooled joints.
- Common area landscape, builder installed and HOA maintained.
- 14. Community dog bag station (black in color), for pet owners.
- Property line.
- 16. Public street R.O.W.
- 17. Proposed meandering public street sidewalk.
- 18. Transformer to be screened with landscape, quantity and final locations to be
- 19. Short term bike parking (1 bike rack to accommodate 2 bike stalls).
- Integral colored concrete paving nodes, with light top-cast finish and saw-cut
- 21. Entry wall sign at main project entry.











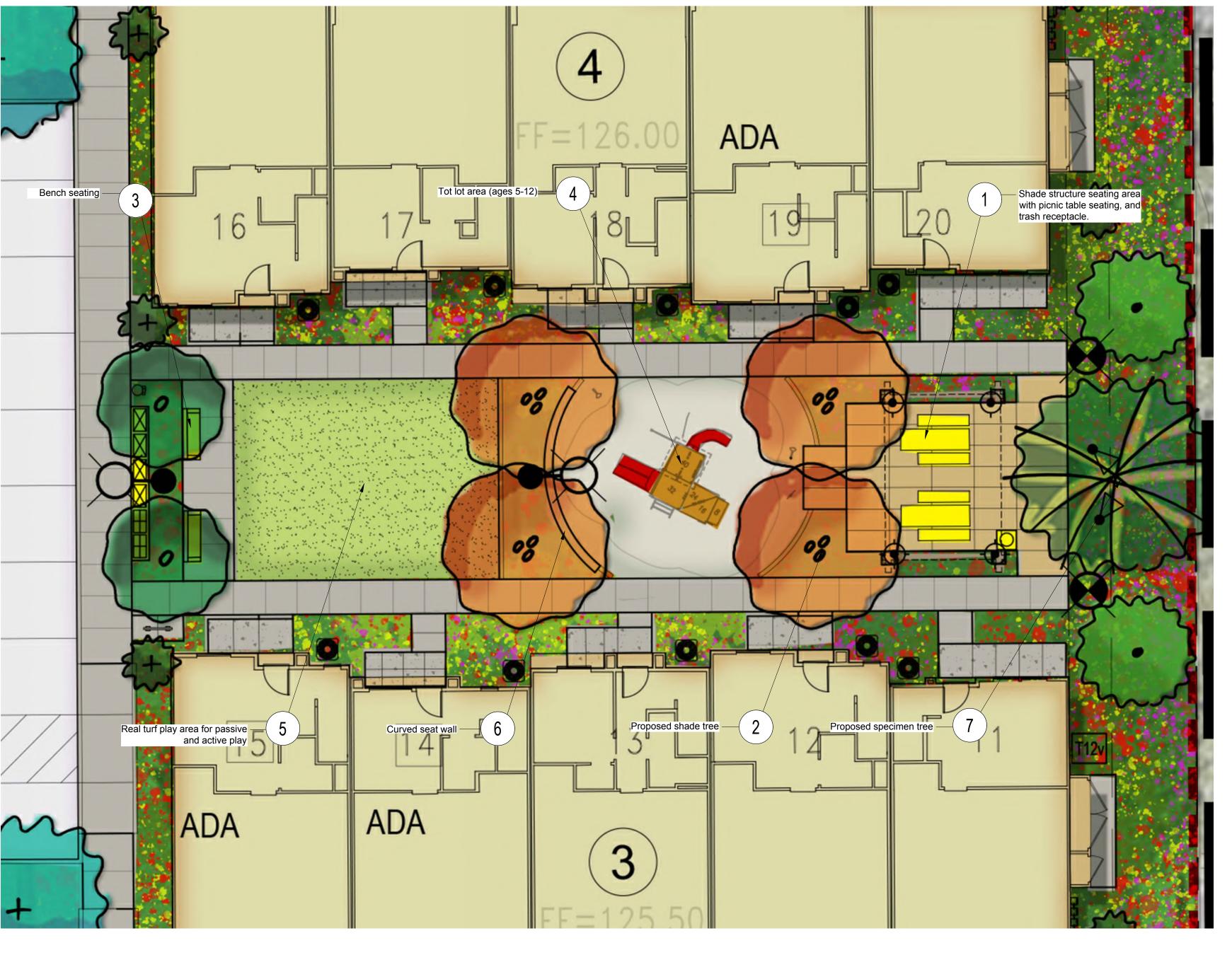




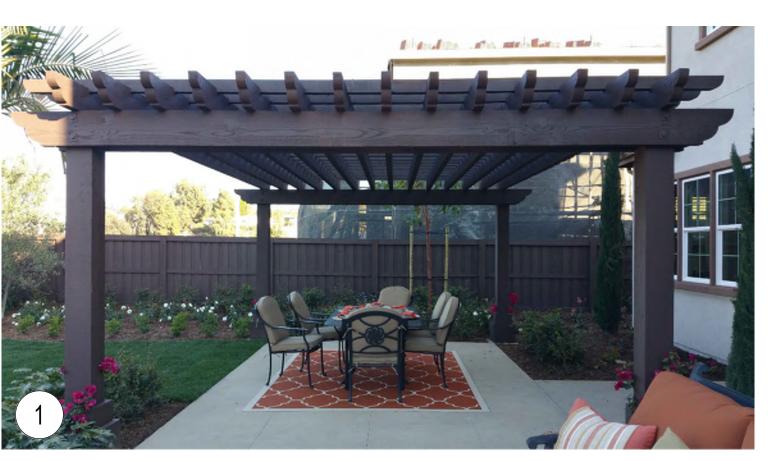
*Conceptual images (provided herein are conceptual and subject to change)







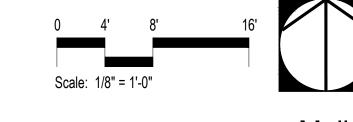




*Conceptual images (provided herein are conceptual and subject to change)

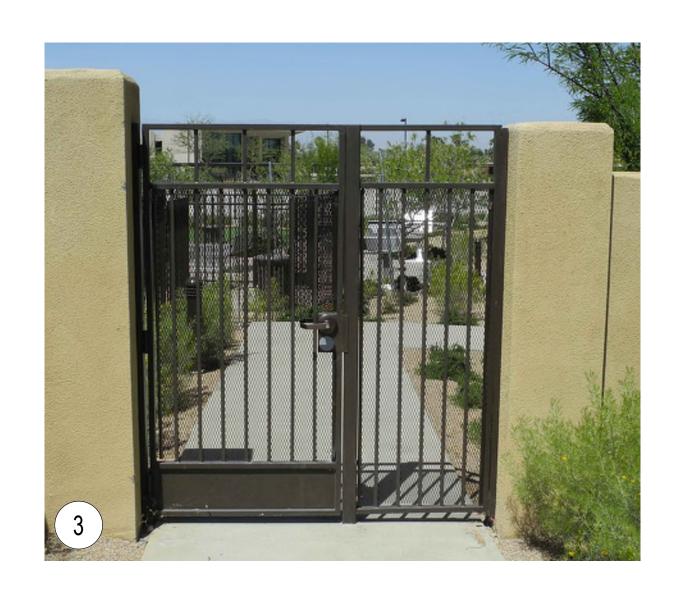


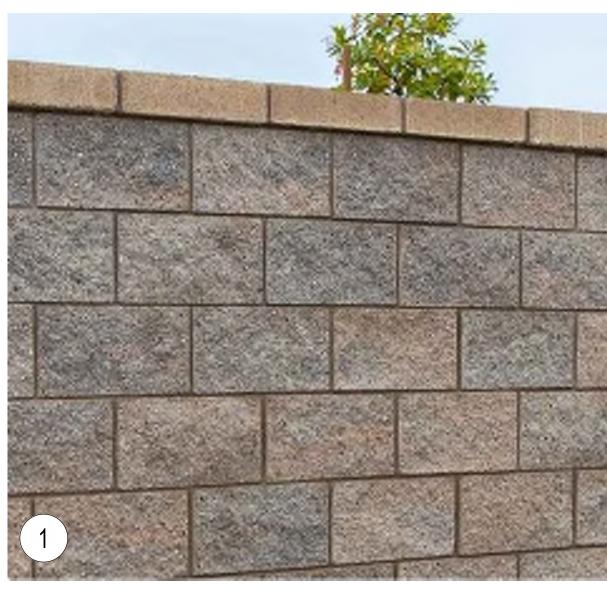




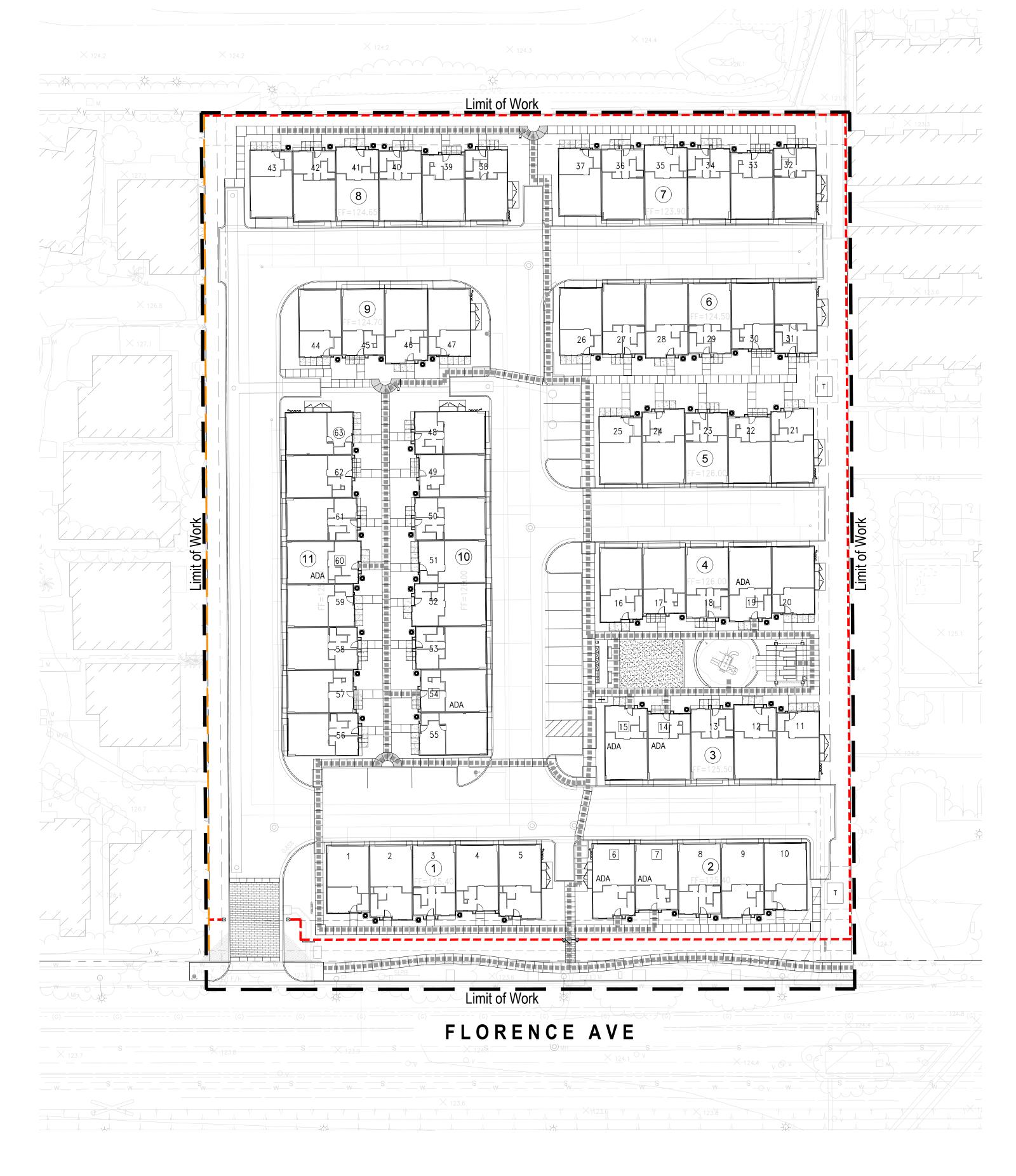
Schematic Enlargement Plan - Community Open Space Area







*Conceptual images (provided herein are conceptual and subject to change)



Schematic Wall and Fence Plan

WALL LEGEND

Existing +- 6'-0" High property line wall, protect in place.

6'-0" High split-face CMU wall, with 2" high precision CMU cap (Borrego color).

6'-6" High (16" sq.) split-face block pilaster, with 18" sq. split-face cap to match

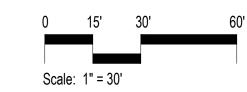
5"-6" High metal pedestrian gate (ADA accessible, non lockable).

......

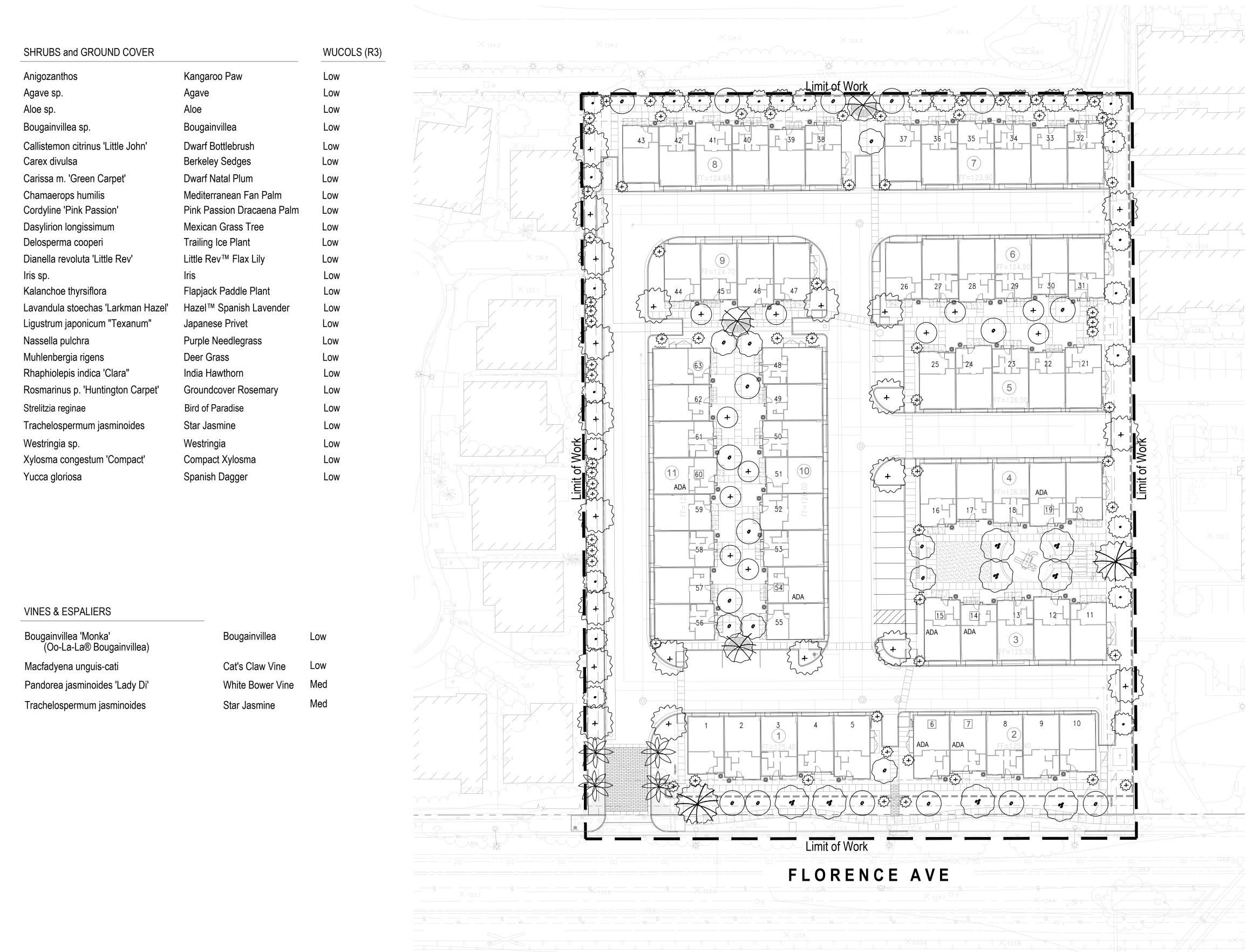
ADA Path of Travel









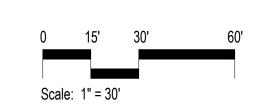


Schematic Planting Plan

PLANTING LEGEND

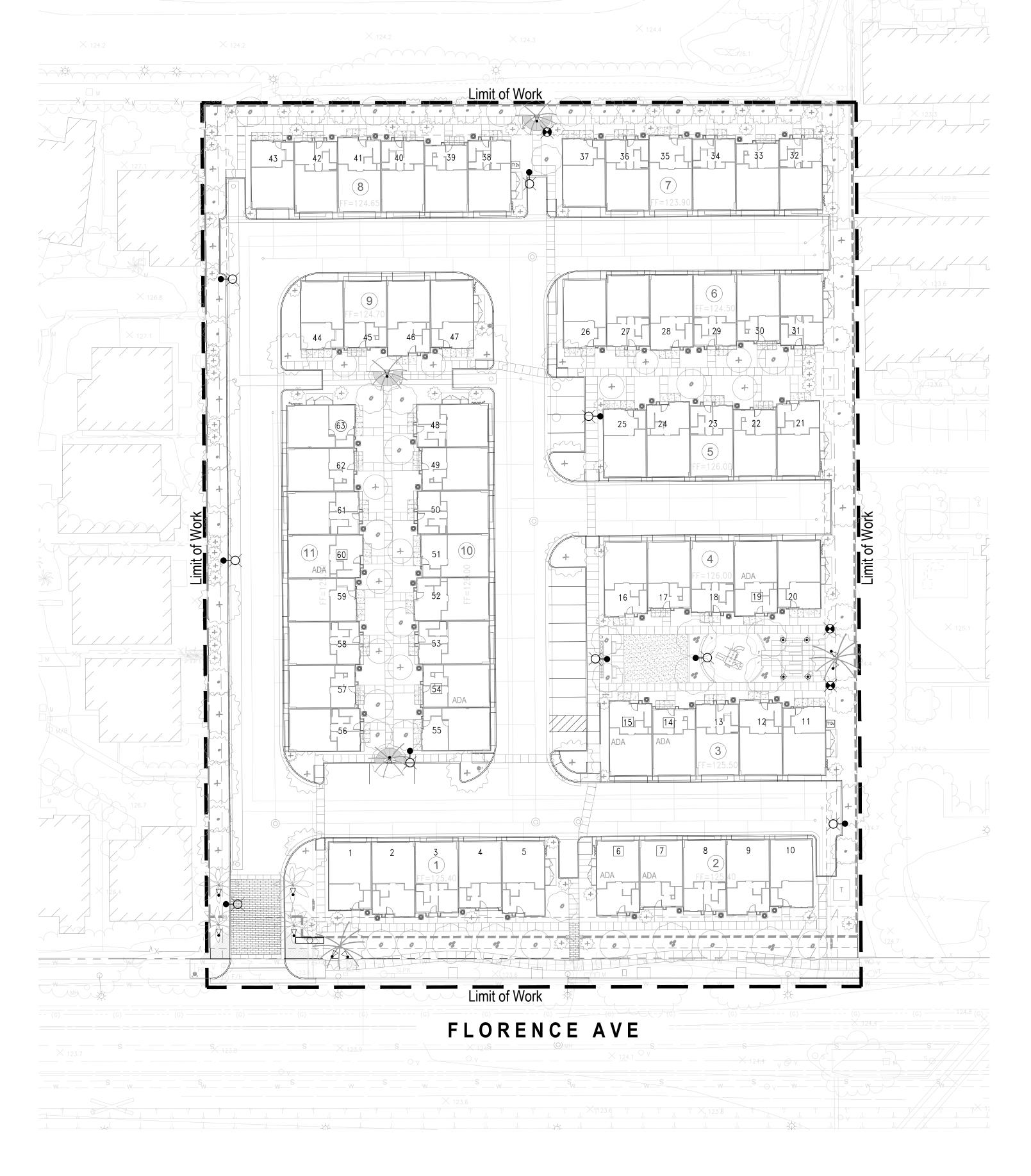
Symbol	Type/Form	Suggestions	Trunk	Size	Wucols (R3)	Qty.
٨	PALMS	Botanical Name (Common Name)				
	Vertical TREES	Phoenix dactylifera (Date Palm) Syagrus romanzoffiana (Queen Palm)	Single	10' BT	Low	4
	Specimen	Olive olea 'Wilsonii' (Wilsonii Olive)	Multi	36" Box	Low	2
	Focal	Magnolia g. 'Little Gem' (L. Gem Magnolia)	Single	36" Box	Medium	3
•	Canopy Deciduous	Platanus racemosa (California Sycamore)	Single	24" Box	Medium	8
+	Street Buffer	Tristania conferta (Brisbane Box)	Single	24" Box	Medium	21
•	Evergreen Flowering	Arbutus unedo (Strawberry Tree)	Multi	24" Box	Low	8
+	Deciduous Flowering	Lagerstroemia i.x f. 'Natchez' (Crape Myrtle)	Single	15 Gal	Medium	11
· }	Vertical Buffer	Melaleuca quinquenervia (Paperbark Melaleuca)	Multi	15 Gal	Medium	26
	Medium Evergreen	Geijera parvilflora (Australian Willow) Rhus lancea (African Sumac)	Single	15 Gal	Low	17
£ * }	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus macrophyllus (Yew Pine)	Columnar	15 Gal	Low Medium	67
					TOTAL =	167

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
- 2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
- The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
- 5. All trees within 5' of hardscape to be installed with deep root barriers.









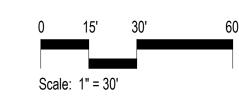
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
Š	LED Area Pole Light Pole light, quantities and specfication per Electrical Eng. Refer to SWGroup's Electrical Plans. Cast Aluminum, Textured Bronze, RA21 Radius Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 10' round pole.				
×	Bollard, Kichler Louvered 2800K LED Bollard AZT 16130AZT28 (Textured Architectural Bronze) Cast aluminum, Textured Architectural Bronze, Surface, with footing, Final location by Elec. Eng. Footing specs per Manufacturer. Lamp: LED, 3.5W,5.67VA, 2700K Warm White	3			
•	Shade Structure Downlight - Kichler model #16017AZT27. Cast Aluminum, Textured Architectural Bronze, Surface Mounted Bracket Lamp: LED, 5.25 W-12W, 2700K Warm White				
Ţ	Tree uplight, Staked - Kichler model VLO #16018-16020. Order #16019AZT27 (35Flood). Cast aluminum, Textured Architectural Bronze, Staked Lamp: LED, 5.25 W-12W, 2700K Warm White	11			
T12v	Low-voltage transformer - Kichler model #15PR300 SS. Cast Aluminum, Stainless Steel, Wall 300W Accessories: Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K).	2			
	Kichler-Flood Light VLO 12V LED Flood Variable Lumen AZT 16022AZT27 Brass, Textured Architectural Bronze, Surface Lamp: LED	1			

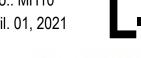


*Conceptual images (provided herein are conceptual and subject to change)

- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
- 2. Light spill shall be confined to the limits of the property.

Schematic Lighting Plan







Attachment 3 Response to Comments on the Public Review IS/MND

2.0 Response to Comments on the Public Review IS/MND

This chapter of the Final Initial Study/Mitigated Negative Declaration (IS/MND) contains responses to the comments that the City of Santa Fe Springs (Lead Agency) received on the Public Review IS/MND (Chapter 1) for the Florence Avenue Townhome Project during the public review period, which began July 13, 2021 and closed August 12, 2021. This document has been prepared in accordance with California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (Cal. Code Regs., tit. 14, § 15000 et seq.) and represents the independent judgment of the Lead Agency. This document, together with the Public Review IS/MND, the Revisions to the Public Review IS/MND, and the Mitigation Monitoring and Reporting Program comprise the Final MND.

The following public comments were submitted to the City of Santa Fe Spring during the public review period:

- 1. County of Los Angeles Fire Department, Received August 10, 2021 (3 pages)
- 2. Los Angeles County Sanitation Districts, Received August 2, 2021 (2 pages)
- 3. Alejandro Huitron, Received August 12, 2021 (2 pages)

The public comments and responses to comments are included in the public record and are available to the Lead Agency decision-makers for their review and consideration prior to making their decision whether to approve the proposed project. Pursuant to State CEQA Guidelines Section 15074(b) Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration, none of the comments provide substantial evidence that the project will have significant environmental effects which would require preparation of an Environmental Impact Report. Further, none of the information in the letters or responses constitute the type of significant new information that requires recirculation of the Florence Avenue Townhome Project IS/MND for further public review under State CEQA Guidelines Section 15073.5 Recirculation of a Negative Declaration Prior to Adoption. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the Florence Avenue Townhome Project IS/MND. Additionally, none of this information indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in State CEQA Guidelines Section 15073.5.

This Response to Comments includes revisions to the Public Review Draft MND based upon: (1) clarifications required to prepare a response to a specific comment; and/or (2) typographical errors. These revisions do not alter any impact significance conclusions as disclosed in the MND. Changes made to the MND are identified here in strikeout text to indicate deletions and in underlined text to signify additions. These revisions are also outlined in Chapter 3, Revisions to the Public Review IS/MND.

Although State CEQA Guidelines Section 15088 does not require a Lead Agency to prepare written responses to comments received, the City of Santa Fe Springs has elected to prepare the following written responses with the intent of providing a comprehensive and meaningful evaluation of the

proposed project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.

Letter 1: County of Los Angeles Fire Department, Received August 10, 2021 (1 of 3 pages)



COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE LOS ANGELES, CALIFORNIA 90063-3294 (323) 681-2401 www.fire lacounty.gov

"Proud Protectors of Life, Properly, and the Environment"

BOARD OF SUPERVISORS

HILDA L, SOLIS FIRST DISTRICT

HOLLY J. MITCHELL.

SHEILA KUEHL THIRO DISTRICT

JANICE HAHN FOURTH DISTRICT

KATHRYN BARGER

August 10, 2021

FIRE CHIEF FORESTER & FIRE WARDEN

DARYL L. OSBY

Jimmy Wong, Associate Planner City of Santa Fe Springs Planning Department 11710 E. Telegraph Road Santa Fe Springs, CA 90670

Dear Mr. Wong:

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, "FLORENCE AVENUE TOWNHOME PROJECT," WOULD DEMOLISH THE EXISTING CHURCH AND PARKING LOT TO REDEVELOP THE 3.02-ACRE PROJECT SITE WITH 63 ATTACHED FOR-SALE 3-STORY MULTI-FAMILY RESIDENTIAL TOWNHOMES AND OPEN SPACE RECREATIONAL AREAS, LOCATED AT 11733 FLORENCE AVE, SANTA FE SPRINGS, FFER 2021007626

The Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

The subject property is entirely within the City of Santa Fe Springs, which is not a part of the emergency response area of the Los Angeles County Fire Department (also known as the Consolidated Fire Protection District of Los Angeles County). Therefore, this project does not appear to have any impact on the emergency responsibilities of this Department.

For any questions regarding this response, please contact Loretta Bagwell, Planning Analyst, at (323) 881-2404 or Loretta Bagwell@fire.lacounty.gov

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS ARTESIA AZUSA RALDVEN PARK BELL BELL GARDENS BELLFLOWER BRADBURY CALABASAS

CARSON CERRITOS CLAREMONT COMMERCE COVINA GUDAHY DIAMOND BAR UJARTE

EL MONTE GARDENA GLEADORA FAWAHAN GARDENS FAWAHORHE HERMOSA BEACH HIDDEN HILLS FUNTINGTON PARK INDUSTRY AREMS OF EUS AING
INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE
LA ILABRA
LA MIRADA
LA MIRADA
LA FUENTE
LAKEWOOD

ES COUNTY AND THE
LAWNOALE
LONITA
LYNWOOD
MALIEU
MAYWOOD
MORWALK
PALMBALE
PALOS VERCES ESTATES
PARAMOUNT

PIGO RIVERA
POMONA
HANCHO PALOS VERDES
ROLLING SILLS
ROLLING SILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL SOUTH EL MONTE SOUTH GATE TEMPLE CITY VERNOR WALRUT WEST HOLLYWOOD WESTLAKE VILLAGE WHITTIER

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Letter 1: County of Los Angeles Fire Department, Received August 10, 2021 (2 of 3 pages)

Jimmy Wong, Associate Planner August 10, 2021 Page 2

LAND DEVELOPMENT UNIT:

This project is located entirely in the City of Santa Fe Springs; therefore, the City of Santa Fe Springs Fire Department has jurisdiction concerning this project and will be setting conditions.

This project is located in close proximity to the jurisdictional area of the County of Los Angeles Fire Department: however, this project is unlikely to have an impact that necessitates a comment concerning general requirements from the Land Development Unit of the County of Los Angeles Fire Department.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's, Inspector Nancy Rodeheffer at (323) 890-4243.

FORESTRY DIVISION - OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Nicholas Alegria at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no jurisdiction in the City of Santa Fe Springs.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla garcia@fire.lacounty.gov if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330.

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Letter 1: County of Los Angeles Fire Department, Received August 10, 2021 (3 of 3 pages)

Jimmy Wong, Associate Planner August 10, 2021 Page 3

Very truly yours,

RONALD M. DURBIN, CHIEF, FORESTRY DIVISION PREVENTION SERVICES BUREAU

RMD:ac

RESPONSE TO COMMENT LETTER 1: County of Los Angeles Fire Department

Comment 1.1: This comment states that the Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The letter states that the project site is not within the response area for the County Fire Department and that the Planning Division and Land Development Unit do not have concerns related to potential project impacts.

Response to Comment 1.1: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Comment 1.2: This comment describes the Forestry Divisions authority related to erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed. The comment also details the Los Angeles County Oak Tree Ordinance.

Response to Comment 1.2: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. Potential impacts related to each of the issue areas have been evaluated within the IS/MND, which determined that impacts would be less than significant with implementation of existing regulations related to erosion control, vegetation, watershed management and mitigation measures related to archeological and cultural resources. The IS/MND determined that the site does not contain rare/endangered species, oak trees, and is not within a fire hazard area. No further response is needed or warranted.

Comment 1.3: This comment states that the Health Hazardous Materials Division has no jurisdiction in the City of Santa Fe Springs and provides Los Angeles County Fire Department contact information.

Response to Comment 1.3: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Letter 2: Los Angeles County Sanitation Districts, Received August 2, 2021 (1 of 2 pages)



Robert C. Ferrante

Chief Engineer and General Manager

1955 Workman Mili Road, Whittier, CA 90601-1400 Majiling Address: P.O. Box 4998, Whittier, CA 90607-4998 (562) 699-74]1 • www.lacsd.org

August 2, 2021

Ref. DOC 6252023

Mr. Jimmy Wong City of Santa Fe Springs Planning Department 11710 East Telegraph Road Santa Fe Springs, CA 90670

Dear Mr. Wong:

NOI Response for The Florence Avenue Townhome Project at 11733 Florence Avenue

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on July 15, 2021. The proposed project is located within the jurisdictional boundary of District No. 18. We offer the following comments regarding sewerage service:

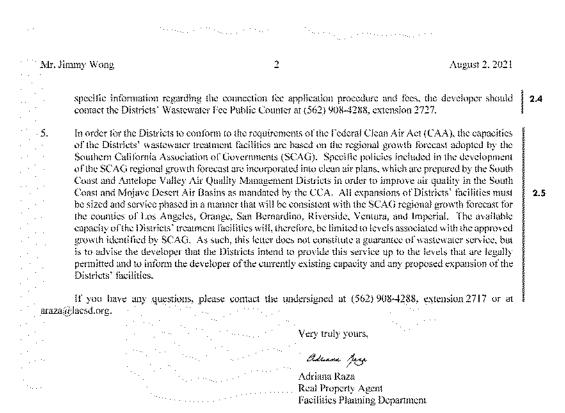
- The wastewater flow originating from the proposed project will discharge directly to the Districts' Florence Avenue Trunk Sewer, located in Florence Avenue west of Pioneer Boulevard. The Districts' 27-inch diameter trunk sewer has a capacity of 6.5 million gallons per day (mgd) and conveyed a peak flow of 0.1 mgd when last measured in 2019. A 6-inch diameter or smaller direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit issued by the Districts. An 8-inch diameter or larger direct connection to a Districts' trunk sewer requires submittal of Sewer Plans for review and approval by the Districts. For additional information, please contact the Districts' Engineering Counter at engineering counter@lacsd.org or (562) 908-4288, extension 1205.
- The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 259.6 mgd.
 - The expected increase in average wastewater flow from the project site, described in the document as 63 attached for-sale 3-story multi-family residential townhomes, is 11,443 gallons per day, after the structure on the project site is demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loudines for Each Class of Land Use link.
- 4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more

DOC 626667LD18

2.3

2.4

Letter 2: Los Angeles County Sanitation Districts, Received August 2, 2021 (2 of 2 pages)



AR:ar

ce: A. Schmidt A. Howard

DOC 6266671.D18

RESPONSE TO COMMENT LETTER 2: Los Angeles County Sanitation Districts

Comment 2.1: This comment introduces the comment letter, and describes that wastewater flows from the project would discharge into the existing 27-inch diameter trunk sewer has a capacity of 6.5 million gallons per day (mgd) and conveyed a peak flow of 0.1 mgd when last measured in 2019. The comment also states that a connection to the trunk sewer requires a permit from the Sanitation Districts.

Response to Comment 2.1: The IS/MND describes that the project would install onsite sewer lines that would connect to the existing 27-inch sewer line in Florence Avenue, which would be completed pursuant to permits and approvals from the Sanitation Districts. This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Comment 2.2: This comment states that the wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 259.6 mgd.

Response to Comment 2.2: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Comment 2.3: This comment states that the increase in wastewater flow from the project is 11,443 gallons per day based on the Districts' average wastewater generation factors, as detailed at www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link.

Response to Comment 2.2: Page 125 of the public review draft IS/MND describes that the Los Angeles County Sanitation District wastewater generation factors (LACSD 2021) estimate that townhome residences generate 156 gallons of wastewater per day. Therefore, the 63 proposed townhome residences would generate approximately 9,828 gallons of wastewater per day. This generation factor is consistent with the District's Table 1, Loadings for Each Class of Land Use link that is listed on the Districts' website. Pursuant to Comment 2.2, wastewater from the site would be treated at the Joint Water Pollution Control Plant that has excess capacity. The 9,828 gallons of wastewater per day would be 0.00007 percent of the existing available capacity of the Joint Water Pollution Control Plant. This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Comment 2.4: This comment describes the connection fees that the Sanitation Districts collect to maintain and upgrade wastewater facilities.

Response to Comment 2.4: This comment does not identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Comment 2.5: This comment states that the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG) and that all expansions of facilities must be sized and service phased in a manner that will be

consistent with the SCAG regional growth forecast and air quality management plans. The comment also states that the Districts intend to provide service up to the levels that are legally permitted.

Response to Comment 2.5: The IS/MND describes in Section 14, Population and Housing, that the 63 new residences would result in a 1.1 percent increase in residential units within the City that would not exceed growth projections and would be consistent with the assumptions in the SCAQMD Air Quality Management Plan. In addition, IS/MND Section 3, Air Quality, details that emissions generated by construction and operation of the proposed project would not exceed thresholds. This comment does not specifically identify any concerns related to the content or conclusions of the Florence Avenue Townhome Project IS/MND. No further response is needed or warranted.

Letter 3: Alejandro Huitron, Received August 12, 2021 (1 of 2 pages)

From: Alejandro Huitron <alxhuitron@aol.com> Sent: Thursday, August 12, 2021 10:26 PM To: Jimmy Wong Cc: Irma Huitron Subject: Comments - Notice of Intent to Adopt a Mitigated Negative Declaration "11733 Florence Townhomes Project" August 12, 2021 To: City of Santa Fe Springs: We are residents of Lake Center Park Lane and offer the following comments on the Notice of Intent to Adopt a Mitigated Negative Declaration prepared for the "11733 Florence Townhomes Project". Concerns Zone Change General Plan Amendment Number of Units **Number of Stories** Parking concerns Construction hours Sensitive Receptor * Document does not take into consideration that the Lake Center Middle School includes the track field located adjacent to the project site. * The track field is used as an athletic facility and is used for school physical education classes during school hours. * The track and field is a sensitive receptor which shares the property line with the project site. * Study describes the project to include a park facility which actually serves as private open space not a park. Traffic/Noise

* Document refers to traffic counts and data taken during April and June 2021 when schools were operating virtually and not operating under "normal" pre-Covid conditions and therefore does not take into consideration "normal traffic".

3.3

Letter 3: Alejandro Huitron, Received August 12, 2021 (2 of 2 pages)

- * These traffic counts should be taken again to reflect "normal" traffic and the study should be revised with counts taken after August 2021, which is when in-school operations will resume.
- 3.3
- * Mitigation of installing a six-foot masonry wall is based on an old 1972 HUD Noise/Land Use Compatibility Matrix and outdated General Plan noise standards.
- * Instead a 10-foot high wall or taller should be required for noise mitigation.
- * Florence Avenue was upgraded to a six-lane configuration in the summer 2020 and connects to the Interstate-5. The homes on Lake Center Lane that back up to Florence Avenue, vibrate when heavy vehicles go by and the homes also vibrate and make cracking noises when the train comes by.
- 3.4

* A construction sound wall should be required next to all homes.

Landscaping

. .

* The project plans call for the removal of a four mature heritage trees along Florence Avenue. These trees should remain in place.

Sincerely,

Alejandro Huitron 10726 Lake Center Park Lane

RESPONSE TO COMMENT LETTER 3: Alejandro Huitron

Comment 3.1: This comment states that the letter is from residents of Lake Center Park Lane and lists concerns including the zone change, General Plan Amendment, number of units, number of stories, parking, and construction hours. The comment does not provide specific concerns related to these issues and does not question the content or conclusions of the IS/MND.

Response to Comment 3.1: Pages 36 through 38 of the IS/MND details the project's consistency with the proposed General Plan and zoning designations. As described the proposed Multiple Family Residential land use designation allows up to 21.8 dwelling units per acre, and the project includes 21 units per acre. In addition, the project meets or exceeds the proposed R-3 zone required setbacks, height, and lot coverage standards. Section 3.0, *Project Description*, describes that the project includes 2 garage parking spots per unit, which equals 126 parking spots and 22 guest parking spots that equates to 2.35 parking spots per residential unit, which is more than the City's requirement of 2.0 parking spaces per unit. In regard to construction hours, the IS/MND details in Section 3.0, *Project Description* and Section 13, *Noise* that Construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425.

Comment 3.2: This comment states that the document does not take into consideration that the Lake Center Middle School includes the track field located adjacent to the project site, that the track field is used as an athletic facility and is used for school physical education classes during school hours, and that the track and field is a sensitive receptor which shares the property line with the project site. The comment also states that the study describes the project to include a park facility which actually serves as private open space not a park.

Response to Comment 3.2: As described on page 4 and shown on Figure 2 and Figure 5 of the IS/MND, the Lake Center Athletic Park is located to the north of the site. The Lake Center Middle School is located further north past the park. The Lake Center Athletic Park includes a running track that is used by the adjacent school. The location of the running tract is identified on pages 77, 86, and 92; and the location of the school facility is identified throughout the IS/MND on pages 4, 46, 77, and 131. Page 49 of the IS/MND describes that sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. As shown on Tables AQ-4 and AQ-5, air quality modeling identified that localized emissions impacts related to sensitive receptors adjacent to the project site would be less than significant. The noise analysis describes both the existing noise conditions and the potential noise impacts at the park facility, which is identified by noise measurement B (shown on IS/MND Figure 13). The construction noise analysis identifies that existing noise sensitive receptors are as close as three feet from the project site boundary and that construction noise at the closest sensitive receptors is anticipated to range from 60 dBA Leq to 77 dBA Leq, which is less than the 80 dBA threshold. Therefore, construction noise impacts would be less than significant. In addition, the construction noise over the 14-month period would be temporary in nature and would be required to comply with construction noise regulations in Municipal Code Chapter 155.425 as part of project permitting.

The IS/MND does not state that the project includes a park facility. Page 17 of the IS/MND, under the header of Recreation and Open Space, describes that the project includes approximately 27,800 SF (441 SF/Unit) of common open space that would be provided in an open space recreational area on the site. This would be private open space and recreation facilities to be used for site residents.

Comment 3.3: This comment states that the traffic counts conducted for the project were taken during April and June 2021 when schools were operating virtually and not operating under "normal" pre-Covid conditions and therefore does not take into consideration "normal traffic". The comment states that traffic counts should be taken again to reflect "normal" traffic and the study should be revised with counts taken after August 2021, which is when in-school operations will resume.

Response to Comment 3.3: Pages 114 and 115 of the IS/MND details that traffic counts were collected on Tuesday, April 20, 2021 at Pioneer Boulevard and Florence Avenue and on Thursday, June 3, 2021, at Orr and Day Street and Florence Avenue. The schools in the project vicinity were operating on a regular schedule on both of the days when traffic counts were conducted. The Little Lake School District started inperson learning on April 12, 2021 and the Whittier Union High School District started in-person learning on April 6, 2021 Also, to provide for a conservative assumption of potential impacts, the traffic analysis for the opening year added a 2 percent per year growth rate to the traffic counts and added trips generated by the other development project in the area. Therefore, the existing and project opening year traffic conditions that are identified in the IS/MND are reflective of an appropriate baseline condition and provide for a conservative estimate of traffic in the opening year of the project.

However, in response to the comment and due to the traffic variation related to distance learning options available in the 2020-2021 school year, additional traffic counts were taken at both intersections on Thursday, August 26, 2021. Full time in-person instruction for the 2021-2022 school year began on Wednesday, August 18, 2021 for the Little Lake City School District and began on Thursday, August 12, 2021 for the Whittier Union High School District. Schools serving the project area were in operation during all of traffic counts. The additional traffic counts are provided in Attachment A. The traffic generated from the proposed project was combined with the new traffic count data and is provided in Table 1.

Table 1: Opening Year Plus Project Level of Service with Additional Traffic Counts

		Openir	ng Year		Open	ır plus Project			
	AM Peak		PM Peak		AM Peak		PM Peak		
Intersection	Delay	LOS1	Delay	LOS ¹	Delay	LOS ¹	Delay	LOS1	Impact?
1. Project Driveway/Florence Ave ²	0.00	Α	0.00	Α	1 <i>5</i> .97	В	13.44	В	No
2. Pioneer Blvd/Florence Ave	38.45	D	28.79	С	38.49	D	28.82	D	No
3. Orr and Day St/Florence Ave	93.18	F	60.78	Е	94.17	F	61.23	Е	No

¹ Level of Service

As shown in Table 1, utilizing the additional traffic counts, both Florence Avenue at the project driveway and the intersection of Pioneer Boulevard/Florence Avenue would continue to operate at an acceptable LOS D, which would not exceed the City's threshold. The Orr and Day Street and Florence Avenue intersection would operate below LOS D both with and without the project. Consistent with the conclusions of the Public Review Draft IS/MND, the addition of project traffic would increase the delay at this intersection by less than 1 second, which is a less than significant impact. Therefore, the project would result in a less than significant impact under both traffic count scenarios.

² Delay on Public Right of Way

¹ https://4.files.edl.io/d057/03/30/21/225038-28816d31-bd9c-46af-834c-0efa1ecc3a9b.pdf and

https://www.whittierdailynews.com/2021/03/18/coronavirus-little-lake-school-board-votes-to-return-for-in-person-instruction-on-april-12/

² https://www.wuhsd.org/

Comment 3.4: This comment states that mitigation of installing a six-foot masonry wall is based on an old 1972 HUD Noise/Land Use Compatibility Matrix and outdated General Plan noise standards and that a 10-foot-high wall or taller should be required for noise mitigation. The comment also states that Florence Avenue was upgraded to a six-lane configuration in the summer 2020 and connects to the Interstate-5. The comment asserts that homes on Lake Center Lane that back up to Florence Avenue, vibrate when heavy vehicles go by and the homes also vibrate and make cracking noises when the train comes by. The comment further states that a construction sound wall should be required next to all homes.

Response to Comment 3.4: The comment related to the 1972 HUD Noise/Land Use Compatibility Matrix and General Plan regulations is inaccurate. The Noise Impact Analysis (IS/MND Appendix F) details that the current General Plan Noise Element identifies an exterior noise standard of 65 dBA CNEL and an interior noise standard of 65 dBA CNEL at residential properties, which are typical noise standards for residential uses within an urban area of southern California. In addition, the existing Noise Ordinance (Municipal Code Section 155.424 (E)) provides noise standards based on the cumulative duration of noise in any 1-hour period. These current standards are used to identify potential impacts related to noise and land use compatibility, as describes on pages 90 and 91 of the IS/MND. As detailed on page 99 (and on Table N-6), with the proposed 6-foot-high CMU walls along the south and east sides of the project site and Mitigation Measure NOI-1 that requires a 3.5-foot-high solid noise barrier (to be constructed of either a minimum 3/8-inch thick glass [tempered or laminate], 3/4-inch wood, or plaster or stucco) on the second-floor balconies of units 3, 8, and 18, the noise levels would be below the City's 65 dBA CNEL residential exterior noise standard and a 10-foot-high wall is not required for noise mitigation.

To identify the existing ambient noise and traffic levels on the site adjacent to Florence Avenue 24-hour noise level measurements were taken approximately 100 feet north of the Florence Avenue centerline beginning on March 31, 2021. These measurements captured existing noise from operation of Florence Avenue and the Southern Pacific Railroad line. In addition, traffic counts were taken (as detailed in Response to Comment 3.3) that identified existing traffic along Florence Avenue. As described in the Caltrans Transportation and Construction Vibration Guidance Manual, 2020³ vibration related damage to modern residential structures could occur at 1.0 PPV in/sec for transient sources such as roadway related vibration. As shown on IS/MND Table N-9, a large bulldozer would create a vibration level of 0.089 inch-per-second PPV at 25 feet, and as detailed on IS/MND page 104, Mitigation Measure NOI-1 restricts operation of large bulldozers within 20 feet of any offsite residence. Thus, potentially significant vibration impacts from the project would not occur. Existing ambient vibration from roadway and train operations would be accommodated by structural engineering that is required by the California Building Code, which is included in the City's Municipal Code Section 150.001 and verified during the City's construction permitting process.

Regarding construction noise, as detailed in Response 3.1, construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425. Also, as detailed in the IS/MND on pages 97-98 construction noise at the closest sensitive receptors is anticipated to range from 60 dBA Leq to 77 dBA Leq, which is less than the 80 dBA threshold. Therefore, noise impacts would be less than significant. In addition, the construction noise over the 14-month period would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day and the location of construction activities would vary throughout the site. Thus, impacts related to construction noise were determined to be less than significant in the IS/MND; and a construction sound wall would not be required.

³ https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf

Comment 3.5: This comment states that the project plans call for the removal of a four mature heritage trees along Florence Avenue. These trees should remain in place.

Response to Comment 3.5: There are no City designated heritage trees along Florence Avenue. However, non-native ornamental trees exist on the project site and along the Florence Avenue right-of way that is adjacent to the project site. As described in the IS/MND on pages 18 and 55, the project may install new trees along Florence Avenue, which would be new public street trees. Installation and/or removal of any new public street trees would be completed in compliance with the City of Santa Fe Springs Municipal Code Chapters 96.130 through 96.140, also known as the "Tree Ordinance". The comment does not question the content or conclusions of the IS/MND, and no further response is warranted.

Attachment 4 Public Hearing Notice

FILE COPY





11710 Telegraph Road CA 90670-3679 (362) 868-0551 Fax (362) 868-7512 www.santalesprings.org "A great place to live, work, and play"

CITY OF SANTA FE SPRINGS
NOTICE OF HEARING FOR
TENTATIVE TRACT MAP (TTM) 83383
GENERAL PLAN AMENDMENT (GPA) CASE NO. 31
ZONE CHANGE (ZC) CASE NO. 140
DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 982
MODIFICATION PERMIT (MOD) CASE NO. 1340

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

Tentative Tract Map (TTM) 83383: A request for Tentative Tract Map to subdivide the air space of a 3-acre parcel (APN: 8008-017-014) into 63 condominum units.

General Plan Amendment (GPA) Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential.

Zone Change (ZC) Case No. 140: A request to change the zoning of an existing parcel (APN; 8008-017-014) from PF. Public Facilities, to R-3, Multiple Family Residential, Zone.

Development Pian Approval (DPA) Case No. 982: A request for approval to allow the construction of a new 63-unit townhome development and appurtenant improvement on the subject property.

Modification Permit (MOD) Case No. 1340: A request for modification of property development standard to allow for a six and one-half (6.5) foot high wall to encrose hinto the required front setback area along Florence Avenue.

PROJECT SITE: The project site is located at 19733 Florence Avenue (APN: 8008-017-014), within the proposed R-3, Multiple Family Residential, Zone.

APPLICANT: Metia Home

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, September 13, 2021 at 6:00 p.m.

Joha M. More, Mayer • Armetic Redifiguez, Mayor Pro Tem Chy Council Jay Sarra • Texmis Trujillo • Joe Angel Zamasa Chy Manager Raymond R. Chyr

Report Submitted By: Jimmy Wong

Planning and Development Department

Date of Report: September 10, 2021

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained EPD Solution Inc. to prepare the necessary Initial Study/Mitigated Negative Declaration and associated Traffic Study. The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on July 15, 2021. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, Jimmywong@santafesprings.org.

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

Attachment 4 **Public Hearing Notice**

CITY OF SANTA FE SPRINGS
NOTICE OF HEARING FOR
TENTATIVE TRACT MAP (TTM) 83383
GENERAL PLAN AMENDMENT (GPA) CASE NO. 31
ZONE CHANGE (ZC) CASE NO. 140
DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 982 MODIFICATION PERMIT (MCD) CASE NO. 1340

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General Plan Amendment (GPA) Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential Zone Change (ZC) Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple Family Residential, Zone. Development Plan Approval (DPA) Case No. 982: A request for approval to clow the construction of a new 63-unit townhome development and appurtenant improvement on the

Subject property.

Modification Fermit (MOD) Case No. 1340: A request for modification of property development standard to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue Avenue (APN: 8008-017-014), PROJECT SITE: The project site is located at 11733 Florence Avenue (APN: 8008-017-014), within the property Residential, Zone.

within the proposed R-3, Multiple Family Residential, Zone.

APPLICANT: Melia Home

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, September 13, 2021 at 6:00 p.m.

CEQA STATUS: Upon review of the proposed project, staff has determined that additional certain the proposed project, start has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained EPD Solution Inc. to prepare the necessary Initial Study/Mitigated Negative Declaration and associated Traffic Study. The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Mitigated Negative Declaration was posted in the LA County Recorder's Office to initiate the mandatory 20-day public review period on July 15, 2021. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

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

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7451, Jimmywong@santafesprings.org.

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

Published: September 1, 2021

Whittier Daily News

Ad#11484476

Attachment 5 Comment Letters to the Notice



Oppose Florence Ave Townhome Project

1 message

Norma Hernandez hernandez_norma@icloud.com

Sun, Sep 5, 2021 at 1:53 AM

To: Teresa Cavallo <teresacavallo@santafesprings.org>, cityclerk@santafesprings.org

Cc: SFSTake Action <sfstakesaction@gmail.com>

Dear City of Santa Fe Springs City Council and Planning Commissioner:

I am writing to express my strong opposition of the proposed rezoning for the Florence Avenue Townhome Project at 11733 Florence Avenue. The rezoning would allow a whopping 63 units, sitting at 3 stories tall, gated and surrounded by a 6 foot wall with no curbside or driveway parking.

Formerly having lived at the Placita Park Apartments on Pioneer I have experienced lack of parking, nowhere to leave my vehicle on street sweeping days, car theft after having left my car blocks away and rushing home hoping I'd be lucky enough to find a nearby parking spot so I wouldn't have to walk blocks with a baby and groceries in tow. Fast forward to my current residence, in the past 8 years we've slowly lost parking due to nearby apartments, multiple families in one home due to high mortgages and rents, and consistent park activities at Lake Center Athletic Park. The traffic in this area and demand for parking is already on the rise. I urge you to stop the development of 63 units until a more suitable plan is reached in which we provide parking for the new residents, while respecting the already established neighborhoods.

The traffic safety on Florence is of utmost concern particularly on the weekdays. The traffic bottlenecks beginning from Pioneer to Studebaker leading to 4 freeways entrances. There is a railroad track within a one minute walk of the proposed project causing bouts of road rage and frustration. The intersection as I leave my neighborhood at the signal light on Ringwood on to Florence is routinely blocked from backflow of vehicles trying to make it across the intersection only to have the light turn red. I must then wait for the light to turn green again in hopes the pattern doesn't repeat itself. The same happens if I leave Roseton and Florence. One can only hope a single file line of big rigs doesn't form. As I sit at the light, I witness parents drop of their children for St. Pius School or Lake Center. One block over is Foursquare Children's School. Directly across the proposed site is a large two story apartment building at 11730 Florence Ave. Resident's there constantly fear accident's as several of them have gotten into fender bender's attempting to cross traffic. It's truly a nightmare.

After speaking with other residents I know we share the same concerns. We are also disappointed that we found out about this project just a few days ago from a neighbor. Only 19 notices were given. I searched online for the Public Hearing Notice or any notice and found myself in a

scavenger hunt whilst on the city website. This is unacceptable, especially in times of pandemic. I resorted to notifying my neighbors by text and social media. After having realized there was inadequate notice or online posting I requested for the notices to be on social media to no avail.

I ask that this letter not fall on deaf ears. Do not approve this project. As our elected and appointed leaders I ask that you truly listen and address our concerns. This is our home and we ask that you make your decision based on the concerns of the residents, not the recommendation of the Planning Department or pressure by the vested developer Melia Homes.

Sincerely,

Norma Hernandez

(562) 652-8605

ATTENTION: Mayor, Mayor Pro Tem and City Council, Planning Commission, and Staff:

Re: TTM 83383, GPA NO. 31, ZC NO. 140, DPA NO. 982, MOD NO. 1340 OPPOSITION LETTER - FLORENCE AVENUE TOWNHOMES PROJECT

Dear City Leaders:

I am OPPOSED the Florence Avenue Townhomes project at 11733 Florence Avenue.

I ask that you DENY THE GENERAL PLAN LAND USE DESIGNATION CHANGE FROM PUBLIC FACILITIES TO MULTIPLE FAMILY, REZONE AND OTHER REQUESTED ENTITLEMENTS.

- VOTE NO to a development that is a towering 3 stories (35 feet) tall.
- VOTE NO to a project that will not fit in within the nearby neighborhoods of predominantly single-family homes and buildings that are no taller than two-stories.
- VOTE NO to a development that provides no parking on curbside, no public street, no driveway parking.
- VOTE NO to a project that is gated and wrapped by a 6.5-foot high wall.
- VOTE NO. This project will NOT enhance or improve the quality of life of the existing Santa Fe Springs community.

PROBLEMS:

- This project will add to the traffic congestion it would be within a few feet of a train tracks and school drop off zones for 3 schools and a major intersection at Florence and Ploneer Avenues that is operating a Level of Service of Dt This is unacceptable.
- Anyone that doesn't park in the garage would be parking in the local neighborhoods which are already experiencing parking overflow from an apartment building and a park that has consistent sporting events.
- Residents that live in the "triangle" have so many extra cars on Ringwood, Flallon, and along Florence. The proposal will exacerbate the situation.
- Parking and traffic is a nightmare for Lake Center Park Lane residents, with the athletic center and community center next door. Our neighborhood is overflowed with folks attending the events at the parking. And when traffic backs up on Florence, cars enter the street to turnaround.
- This area is already a traffic bottleneck right before the 5 and 605 freeway and Florence/Orr and Day bridge.
- This project will NOT enhance or improve the quality of life of the existing Santa Fe Springs community.

I OPPOSE THIS PROJECT AND REQUEST THAT THE PLANNING COMMISSION AND CITY COUNCIL DENY THE PROPOSAL.

Irma Huitron

10726 Lake Center Park Lane

September 6, 2021

City of Santa Fe Springs

Attn: City Council/Planning Commission
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Email to:

cityclerk@santafesprings.org waynemorrell@santafesprings.org jimmywong@santafesprings.org teresacavallo@santafesprings.org SFSTakesAction@gmail.com

Dear City Council and Planning Commissioner,

I am writing to let you know that I **DO NOT SUPPORT** the proposed 63 Unit Florence Avenue Townhome project proposed for <u>11733 Florence Avenue</u>. As a resident of Santa Fe Springs, I strongly urge that you **DO NOT** approve moving forward with this project or any other project that includes, Townhomes, Condominiums, or Apartments at this location.

I ask that you listen to our collective voices when we tell you that we **DO NOT** want any project which will inevitably result in overcrowding, more traffic and more parking issues. The Florence Avenue area near this project is congested by cars, tractor trailers, and trucks at all hours of the day.

This property does not have be a sardine development that crams in so many units that there is no room left for street public parking, driveway parking, or any meaningful or useful front or back yard open space next to each unit. Also, this project does not fit into the nearby neighborhoods standing at three stories tall, gated and surrounding by a 6.5-foot block wall. It will look incredibly awkward and ugly as the only building in the area at 3-stories tall.

Instead of a large, out of scale development like this, I ask you to look for ways to improve the quality of life for ALL existing residents that will contribute to the long-term sustainability of our City.

Finally, I ask that you, as our representative of the City Council and Planning Commission, to show the utmost respect for us the residents of Santa Fe Springs. Look out for all of us. Take our concerns and objections seriously. Above all, do not neglect your duty to listen and take action based on what will benefit those of us who live here and depend on you to shield us from harmful changes to our neighborhood, regardless of the recommendation from the Planning Department or City Manager's office.

Respectfully,

Name: Marla Velasquez

Address:

10730 Lake Center Park Lane

Santa Fe Spring, CA 90670



Proposed 63 Unit Florence Avenue Townhomes Project

1 message

Ingrid Varela <iv@dallasavionics.com>

Tue, Sep 7, 2021 at 10:28 AM

To: cityclerk@santefesprings.org, waynemorrell@santafesprings.org, jimmywong@santafesprings.org,

teresacavallo@santafesprings.org Cc: SFSTakesAction@gmail.com

Please see attached letter asking you to NOT SUPPORT the building of these units or any other Condominiums or Apartments at this location.

Regards,

Roger and Ingrid Varela

Residence of Lake Center Park Lane



September 3, 2021

City of Santa Fe Springs Attn: City Council/Planning Commission 11710 E. Telegraph Road Santa Fe Springs, CA 90670

Fmail to:

cityclerk@santafesprings.org waynemorrell@santafesprings.org iimmywong@santafesprings.org teresacavallo@santafesprings.org SFSTakesAction@gmail.com

Dear City Council and Planning Commissioner,

I am writing to let you know that I DO NOT SUPPORT the proposed 63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue. As a resident of Santa Fe Springs, I strongly urge that you DO NOT approve moving forward with this project or any other project that includes, Townhomes, Condominiums, or Apartments at this location.

I ask that you listen to our collective voices when we tell you that we DO NOT want any project which will inevitably result in overcrowding, more traffic and more parking issues. The Florence Avenue area near this project is congested by cars, tractor trailers, and trucks at all hours of the day.

This property does not have be a sardine development that crams in so many units that there is no room left for street public parking, driveway parking, or any meaningful or useful front or back yard open space next to each unit. Also, this project does not fit into the nearby neighborhoods standing at three stories tall, gated and surrounding by a 6.5-foot block wall. It will look incredibly awkward and ugly as the only building in the area at 3-stories tall.

Instead of a large, out of scale development like this, I ask you to look for ways to improve the quality of life for ALL existing residents that will contribute to the long-term sustainability of our City.

Finally, I ask that you, as our representative of the City Council and Planning Commission, to show the utmost respect for us the residents of Santa Fe Springs. Look out for all of us. Take our concerns and objections seriously. Above all, do not neglect your duty to listen and take action based on what will benefit those of us who live here and depend on you to shield us from harmful changes to our neighborhood, regardless of the recommendation from the Planning Department or City Manager's office.

Respectfully,

Name: Roger+ Ingrid Varela Address: 10714 Lake Center Parke Lane

Santa Fe Spring, CA 90670

Re: OPPOSITION TO FLORENCE AVENUE TOWNHOMES PROJECT (ITM 83383, GPA NO. 31, ZC NO. 140, DPA NO. 982, MOD NO. 1340)

Dear Mayor, Mayor Pro Tem and City Council, Planning Commission, and Staff:

- I OPPOSE the Florence Avenue townhomes project at 11733 Florence Avenue.
- I have been a SFS resident for 41 years.
- I have lived at my home on Lake Center Park Lane for 25 years.
- I was one of the original homeowners of the Lake Center Park Lane neighborhood.
- I OPPOSE THE GENERAL PLAN LAND USE DESIGNATION CHANGE FROM PUBLIC FACILITIES TO MULTIPLE FAMILY AND THE REZONE AND OTHER REQUESTED ENTITLEMENTS.
- THE PROPOSED CHANGE IS NOT CONSISTENT WITH THE CITY ADOPTED GENERAL PLAN GOALS:
 - GOAL 1: Provide for attractive, efficient and productive use of land in Santa Fe Springs by maintaining a balance within the City to emphasize local identity, preserve the single family nature of the community, maintain a high quality of life, and create an efficient yet pleasing environment.

Residential Community Goals

- GOAL 15: Maintain and improve the residential community of Santa Fe Springs as an area of safe, quiet, pleasant neighborhoods, conveniently served by shopping, schools, parks, churches and other community facilities. The single family nature of the community should be preserved and enhanced.
- The proposed townhome project at three-stories tall surrounded by a 6.5-foot block wall will be out of character with the surrounding predominantly single-family neighborhoods.
 - The surrounding residential neighborhoods are overwhelmingly single-family neighborhoods and there are no residential building over two-stories tall.
- The proposed development will cause adverse effects to the surrounding neighborhoods.
 - The surrounding residential neighborhoods are developed with curbside public parking, with driveway parking and no more than two-stories. The proposed project is not with any of these characteristics.
 - The proposed Land Use Designation change and zone change are not consistent with the City's Adopted General Plan Goals.
- Please listen to the collective voices of all of us residents of Santa Fe Springs.
- I ask that the PLANNING COMMISSION AND CITY COUNCIL DENY the proposal.

Sincerely,

Alejandro Huitron

10726 Lake Center Park Lane

Attachment 6 Signed Petition

City of Santa Fe Springs

Attn: City Council/Planning Commission

11710 E. Telegraph Road Santa Fe Springs, CA 90670 Email to:

cityclerk@santafesprings.org
waynemorrell@santafesprings.org
jimmywong@santafesprings.org
teresacavallo@santafesprings.org
SFSTakesAction@gmail.com

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I ask that you listen to our collective voices when we tell you that we **DO NOT** want any project which will inevitably result in overcrowding, more traffic and more parking issues. This project does not fit into our neighborhoods.

Signature	Name	Address Below Santa Fe Springs, CA 90670	Date
AMMITTERM	JAMINE	11649 Clarkman St	9/4/21
	Brawn	Santa Fe Springs, CA 90670	
Mh (Mh	BROWN	11649 CLARKMAN 57. Santa Fe Springs, CA 90670	9/4/21
\$~~S~	Adriew	11649 Clarkhou St Santa Fe Springs, CA 90670	9-4-21
Jessen	Jessica Alvarez	11121 Iddlehe St Santa Fe Springs, CA 90670	9-4-2021
Majeul Mille	Mlgvel	11121 Idalene St	9-4-202)
Y K WEZ	Alvarez	Santa Fe Springs, CA 90670	
A	Elix - Muro	Santa Fe Springs, CA 90670	9/11/21
A Town	-Araceli Leyva	10829 FLALLON AV 5 Santa Fe Springs, CA 90670	9/6/21
		Santa Fe Springs, CA 90670	

City of Santa Fe Springs

Attn: City Council/Planning Commission

11710 E. Telegraph Road Santa Fe Springs, CA 90670 Email to:

cityclerk@santafesprings.org waynemorrell@santafesprings.org jimmywong@santafesprings.org teresacavallo@santafesprings.org SFSTakesAction@gmail.com

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Signature	Name	Address Below Santa Fe Springs, CA 90670	Date
	Jase Colon	Santa Fe Springs, CA 90670	8/4/2021
Leh	Rosaura Colo	Santa Fe Springs, CA 90670	9/4/2021
Olle		10905 Lingwood Aul Santa Fe Springs, CA 90670	9/5/20021
11) and	DAVID .A-	10905 Rugward Ave Santa Fe Springs, CA 90670	09/06/2021
	David Cisners Tr	109051 Rengund Ale Santa Fe Springs, CA 90670	9/4/2021
Voseph Cisheros	gesent	10005 Pingwood Aug Santa Fe Springs, CA 90670	976/2021
man/ho p	jardy	10906 RMGWOODA Santa Fe Springs, CA 90670	9-6-21
Sindeliller	Sandra Valencia Immitters	10841 Binguiod 1700 Santa Fe Springs, CA 90670	9/06/2021
family 8	Lado Vsaucro	es 10843 Flallon Ave Losfs, ca-90670	9/6/2021

AFSEW CIDANPOIRIER, 10843 FLAMONDAUS TEAMS AND 1109 RINGWOOD AUS SANTA
Muco Meterio MARCO MOVEMO 10846 RINGWOOD A.G.

PETITION TO OPPOSE: 63 Unit Florence Avenue Townhome project proposed for 11733 Florence Avenue

City of Santa Fe Springs Attn: City Council/Planning Commission 11710 E. Telegraph Road Santa Fe Springs, CA 90670 Email to: cityclerk@santafesprings.org waynemorrell@santafesprings.org jimmywong@santafesprings.org teresacavallo@santafesprings.org SFSTakesAction@gmail.com

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Signature	Name	Address Below Santa Fe Springs, CA 90670	Date
PR	> Rayvene > Rotello	10750 LK CHY PK Lh Santa Fe Springs, CA 90670	9/3/2021
W.	Christian	10730 Lake Cfr Pk Ln . Santa Fe Springs, CA 90670	9/3/2021
A. Chlery	Maria Vilarguez	JOPSO Lake Ctr Pk Lm. Santa Fe Springs, CA 90670	9/5/2021
male	Methody Andra de	10728 Lake Cit Pik Liurie Santa Fe Springs, CA 90670	9.5.4
		Santa Fe Springs, CA 90670	T = 1
1		Santa Fe Springs, CA 90670	
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"Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City" - https://www.change.org/SFSOppose63Units

143 PETITION SIGNATURES OPPOSING THIS PROJECT

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https://www.change.org/SFSOppose63Units



"Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City" https://www.change.org/SFSOppose63Units

143 PETITION SIGNATURES OPPOSING THIS PROJECT



Maria Velasquez · 3 days ago

I disagree on this development that is supposed to take place. Our city (planning department) is thinking more about the money rather than the good for our community. So many downsides to this.

♥ 2 · 🖪 Share · 🛂 Tweet



Norma Hernandez - 4 days ago

I oppose this 63 unit project. In a city where there are no grocery stores or attractions and a vehicle is necessary for all adults to go outside the city for necessities. The idea of no parking, a tall towering 3 story building towering over homes next to a train track on a grossly busy part of Florence near a freeway entrance and a school drop off zone ... Read more

🛡 2 - 🖪 Share - 💟 Tweet



William Raff · 2 days ago

I live on Ringwood across from this proposed disaster. We all ready have overflow parking from sporting events and the apartments. These unit offer 9 parking spots for visitors. HA! A townhouse with 4 bedrooms will eventually have kids that drive cars. Then What? Where are there friends and family going to park when they have birthdays and holiday celebrations. This particular corner of SFS can't handle any more cars period, especially the parked kind! Most of my neighbors have 3-5 cars already sticking out of their driveways and parked on lawns, some have paved over their lawns to park extra cars. Nope, not a sound idea at all, Hope the planning department is smart enough to know this.

♥ 1 · 🖬 Share · 💟 Tweet



"Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City" - https://www.change.org/SFSOppose63Units

143 PETITION SIGNATURES OPPOSING THIS PROJECT



Christian B - 3 days ago

I agree with this petition.





Judy Argueta-Cardenas · 3 days ago

I do not agree with the addition of towering buildings when we do not have grocery store or entertainment.





SFS Takes Action · 2 minutes ago

The project will cause adverse effects to the surrounding community and the proposal is inconsistent with the City's adopted General Plan. The land use designation change from Public Facilities to Multiple Family Residential, the zone change request from Public Facilities to R-3 to allow the Townhomes is not consistent with the ... Read more

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Ceci Barajas · 2 days ago

My family owns a home on Florence Avenue, and Maidstone Avenue. The traffic on Florence Avenue is already horrible. This is a ridiculous!

O · Report



Mallorie Evans · 2 days ago

There is already far too much congestion in this area, and adding a multiunit residential building here will further exacerbate an already dangerous situation.

"Santa Fe Springs - Stop 3-Story Residential Development to Protect Our City" https://www.change.org/SFSOppose63Units

143 PETITION SIGNATURES OPPOSING THIS PROJECT

ONLINE PETITION Signed by 143 INDIVIDUALS

(SEE ATTACHED LIST)

Go to https://www.change.org/SFSOppose63Units to view the online petition and comments or simply SCAN QR CODE

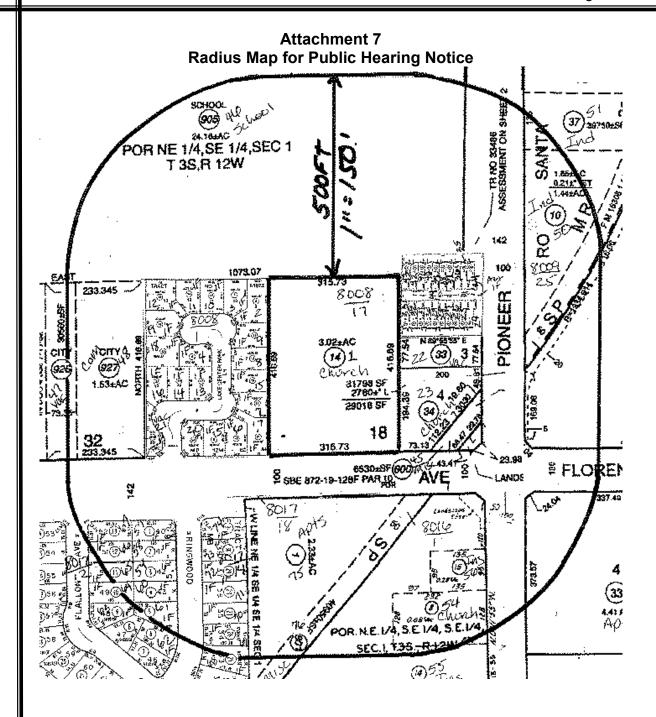


	Name	Signed On
1	Florence Avenue	9/3/21
	Melanie Nelson	9/3/21
	Norma Hernandez	9/3/21
	Berenice Valdez	9/3/21
	Kady Yzquierdo	9/3/21
	Christopher Munoz	9/3/21
	Araceli Leyva	9/3/21
	Archi Duenas	9/3/21
9	Lucia Najera	9/3/21
	Blanca Cisneros	9/3/21
11	Londa Poirier	9/3/21
12	Elizabeth Rosales	9/3/21
13	Raylene Botello	9/3/21
14	Jacqueline garcia	9/3/21
15	Marla Velasquez	9/3/21
16	Melissa Garcia	9/3/21
17	Thelma Rojas	9/3/21
18	Kristina Underhill	9/3/21
19	Erma Escalona	9/3/21
20	Cayden Harmon	9/3/21
21	Alicia Moreno	9/3/21
22	Mirza Gallegos	9/3/21
	Anthony Gallegos	9/3/21
	Christina Colon	9/3/21
	Muir Paterson	9/3/21
	Nemesio Aguilar	9/3/21
	Chris Marangakis	9/3/21
	Maria Vargas	9/4/21
	Luis Sahagun	9/4/21
	Ignacio Avila	9/4/21
	Lisa Diaz	9/4/21
	Lucy Puente-Reveles	9/4/21
	Vicki Goodwin	9/4/21
	Judy Argueta-Cardenas	9/4/21
	Sonia Chavez	9/4/21
	Alice Medina	9/4/21
	Kat Anguiano	9/4/21
	Cristian Ayala	9/4/21
	Paul Griffith	9/4/21
	Leilani Martinez	9/4/21
	Michelle Guzman	9/4/21
42	Elia Moreno	9/4/21

		0/4/04
	Carlos Chavez	9/4/21
	America Chavez	9/4/21
	Ricardo Guzman	9/4/21
_	Christian B	9/4/21
	Rafael Acosta	9/4/21
	Pamela Jimenez	9/4/21
	Annie Lozano	9/4/21
	Dana Olney	9/4/21
	Karen Sandoval	9/4/21
	Jacqueline Perez	9/4/21
	Babba Nidel	9/4/21
	Yvonne Murphy	9/4/21
	Patty Avila	9/4/21
	Yvette Bujanda	9/4/21
	Mara Siqueiros	9/4/21
	Jay Sarno	9/4/21
	Sergio Ramirez	9/4/21
	Christina Portillo	9/4/21
	Veronica Martinez	9/4/21
	Martha Esteves	9/4/21
	Eric Ortiz	9/4/21
	Angela Bauer	9/4/21
65	Jaime Andrade	9/4/21
66	Maria Lee	9/4/21
67	Jenny Miranda	9/4/21
68	Debra Quiroz	9/4/21
69	Jules VASQUEZ	9/4/21
70	Holly Cardoso	9/4/21
71	Melissa Ess-Haghabadi	9/4/21
72	Zayd Gallegos	9/4/21
73	Irene Patino	9/4/21
74	Virginia Serrano	9/4/21
75	Bonnie Cabrera	9/4/21
76	Natalie Kubes	9/4/21
77	Jamie Rivera	9/4/21
78	Miriam Sandoval	9/4/21
79	Henry Ramirez	9/4/21
80	Susan Colon	9/4/21
81	Elianna Gomez	9/4/21
82	Jessica Alvarez	9/4/21
83	Paul Olivas	9/4/21
84	Katherine Reid	9/4/21
85	Gerald Reid	9/4/21

86	Crystal Diaz	9/4/21
87	Ramiro Castro	9/5/21
88	William Raff	9/5/21
89	Maria Villalobos	9/5/21
90	Jovanah Gonzales	9/5/21
91	Dulce Cisneros	9/5/21
92	Laura Covington	9/5/21
93	David Kearns	9/5/21
94	Diana Armendariz	9/5/21
95	Salvador Limon	9/5/21
96	Tina Ray	9/5/21
97	Marta Gomez	9/5/21
98	Kerry Cobos	9/5/21
99	Omar Deleon	9/5/21
100	Teresa Deleon	9/5/21
101	Greg I forget	9/5/21
102	Brianne Gomez	9/5/21
103	Chanette Keb	9/5/21
104	Tianna Moreno	9/5/21
105	JoEllen Bazdar	9/5/21
106	Karter Gunnels	9/5/21
107	Shelise Deluna	9/5/21
108	Tiffany C	9/5/21
109	Michael Weltz	9/5/21
110	Mallorie Evans	9/5/21
111	Beth Raff	9/5/21
112	Hugo Castillo	9/5/21
113	Brooklyn DeGruson	9/5/21
114	Patty McCollim	9/5/21
115	Ceci Barajas	9/5/21
116	Shawn Wydra	9/5/21
117	Tadashi Yamaguchi	9/5/21
118	Abel Castaneda	9/6/21
119	Violet Cobos	9/6/21
120	Maria Garfiaz	9/6/21
121	Sarah Dominello	9/6/21
122	Margaret Palacios	9/6/21
123	Amanda Gonzalez	9/6/21
124	Armando Hoyos	9/6/21
125	Rita Jimenez	9/6/21
126	Gabriella Bernard	9/6/21
127	Mary Kollar	9/6/21
128	Jill crail	9/7/21

129 Carlos Calderon	9/7/21
130 Wendy Acosta	9/7/21
131 Kina Liera	9/7/21
132 Sandra Valencia	9/7/21
133 Jimmy Torres	9/7/21
134 Erasmo Martinez	9/7/21
135 Anna Martinez	9/7/21
136 Gary Polanco	9/7/21
137 Edwards Chavelas	9/7/21
138 Heather De Boer	9/7/21
139 Sara Franks	9/7/21
140 Larry Vargas	9/7/21
141 Sharon Byers	9/7/21
142 Erika Perez	9/7/21
143 Ana rangel	9/7/21



Attachment 8 Initial Study/Mitigated Negative Declaration

https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=15464

Attachment 9 Resolution

CITY OF SANTA FE SPRINGS RESOLUTION NO. 196-2021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING GENERAL PLAN AMENDMENT (GPA) CASE NO. 31 ZONE CHANGE (ZC) CASE NO. 140 TENTATIVE TRACT MAP (TTM) NO 83383 DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 982 MODIFICATION PERMIT (MOD) CASE NO. 1340

WHEREAS, a request was filed for General Plan Amendment Case No. 31 to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple-Family Residential; and

WHEREAS, a request was filed for Zone Change Case No. 140 to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple- Family Residential, Zone; and

WHEREAS, a request was filed for Tentative Tract Map 83383 to subdivide the air space of an approximately 3-acre parcel to create 63 condominium units; and

WHEREAS, a request was filed for Development Plan Approval Case No. 982 to allow the construction of a new 63-unit condominium development and appurtenant improvements; and

WHEREAS, a request was filed for Modification Permit Case No. 1340 to allow the modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue; and

WHEREAS, the subject property is located on the north side of Florence Avenue, with Accessor's Parcel Number of 8008-017-014, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Corp of the Presiding Bishop of the Church LDS, 50 East North Temple Street, 12th Floor, Salt Lake City, Utah, 84150; and

WHEREAS, the proposed General Plan Amendment Case No. 31, Zone Change Case No 140, Tentative Tract Map No. 83383, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340 are considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

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

WHEREAS, the City of Santa Fe Springs Planning and Development Department on September 2, 2021, 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 also mailed said public hearing notice on August 26, 2021, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on September 13, 2021, concerning General Plan Amendment Case No. 31, Zone Change Case No 140, Tentative Tract Map No. 83383, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340.

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

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicated that the proposed project will not result in any significant adverse immitigable impacts to the environment; therefore, the City required the preparation and adoption of a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the City's environmental consultant, EPD Solutions Inc.

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

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

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring and Reporting Program.

These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

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

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

SECTION II. GENERAL PLAN AMENDMENT FINDINGS

Pursuant to Section 65353-65356 of the State Planning, Zoning and Development, the Planning Commission has made the following findings:

- (A) That the Amendment will not distort or disturb the harmonious relationships of land use designations shown on the General Plan Map and would not disturb the relationship of the various elements of the General Plan.
 - 1. The current General Plan land use designation and Zoning designation for the entire +/-3-acre property are PF, Public Facilities. With the proposed TTM 83383, 63 condominium units will be created within 11 on-site buildings. The proposal does include an amendment to the General Plan land use designation of the subject property from Public Facilities to Multiple-Family Residential and also a change to the existing zoning designation from PF, Public Facilities to R-3, Multiple-Family Residential. With the proposed amendment, the subject property will be consistent with the adjacent residential land uses currently developed to the south, northeast, and west. In fact, multi-family developments currently exists at both the northeast and south of the subject site. The proposed change to the land use therefore will not result in or otherwise be constituted as spot zoning.
 - 2. The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation; and 7) Noise. There is no evidence to suggest that the proposed General Plan Amendment and associated Zone Change will disturb the relationship between these elements and/or be inconsistent with the goals and policies of the General Plan.

The table provided on the following page (Table 1) illustrates how the proposed General Plan Amendment will be consistent with the goals and policies of the General Plan

Table 1 General Plan Consistency Analysis

Element	<u>Policy</u>	Project
_		Consistency/Comment
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	consistent: The proposed condominium development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the future residents of the proposed development will be near several commercial businesses, located less than a mile north of the subject site. These businesses should see a direct increase to their overall sales due to the additional population and its proximity to such businesses.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some condominiums and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed condominium project will provide the housing variety that is encouraged within Goal 16.1 of the Land Use Element. Additionally, the proposed condominium development will result in a density of 21 dwelling units per acre, thus less than the 25 dwelling units per acre limit established by said goal
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed condominium development will bring a high-quality housing project with contemporary architecture to the area. Design features utilizing low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette.
Housing	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: As part of the project, a Tentative Tract Map to subdivide the air space of the property to allow for the construction of a high-density condominium development is proposed. Said project will fulfill a regional housing need since the map would facilitate the townhom development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed condominium development will be surrounded by various and compatible single-family and multifamily residential uses on the south, northeast, and west sides of the subject property. North of the subject property is the Lake Center Athletic Park, and specifically, an outdoor track. A multi-family residential development is therefore compatible with the surrounding uses.

Open Space	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed condominium development will include both common and private open space for the residents. The common open space area is a 27,800 sq. ft. recreational area with a children play area, covered picnic table, and BBQ amenities. Each residential will also have private open space in the form of a 2 nd floor balcony.
Circulation	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the	Consistent: A Traffic Impact Analysis was prepared for the proposed condominium development. There are no
	City's Congestion Management Plan.	significant traffic impact.

- (B) That the property involved in the requested Amendment is suitable for the uses permitted in the proposed land use designation.
 - The property currently has a General Plan land use designation of Public Facilities and a zoning designation of PF, Public Facilities. As mentioned previously, the General Plan land use designation and zoning designation are proposed to be changed from Public Facilities to Multiple Family Residential and from PF, Public Facilities to R-3-, Multiple Family Residential.
 - 2. The proposed General Plan designation and zoning for the subject property are consistent with the General Plan land use designation and zoning designation of existing properties immediately northeast and south of the subject property. These properties have a General Plan land use designation of Multiple Family Residential and are zoned R-3, Multiple Family Residential. The proposed change to the land use therefore will not result in or otherwise be constituted as spot zoning
- (C) That the proposed land use designation would not be detrimental to persons or properties in the surrounding area nor the community in general.

Changing the land use designation and associated zone designation will not be detrimental to persons or properties in the surrounding area. In fact, the proposed condominium project will have the following positive impacts: (1) address the housing shortage in the City by adding 63 condominium units and expanding the variety of housing options within the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and convenient freeway access (approximately 0.5 miles from the I-5 Freeway); (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment; (4) the proposed condominium project will provide 63 market rate condominium units that will surely add to the existing property value for not only the subject property but for surrounding properties as well.

SECTION III. ZONE CHANGE FINDINGS

Section 155.829 of the Zoning Regulations stipulates that, in considering any request for a change of zone, the Commission shall satisfy itself that the following conditions prevail before recommending that the change be granted:

- (A) That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.
 - There is a need in the community for additional housing in general. Santa Fe Springs is a predominantly industrial community with most of its residential neighborhoods built out in the 1950s. Approximately ten percent of the City's 8.9 square miles is zoned for residential uses, and virtually all of those areas are now fully developed.
 - 2. Based on SCAG's growth forecast, the City of Santa Fe Springs, along with the rest of the region, is expected to experience future growth in population and employment; thus residential uses are needed to accommodate said future growth. Table 1 outlines the Southern California Association of Governments (SCAG) population, housing, and employment forecast for Santa Fe Springs..

Table 2
City of Santa Fe Springs
Population, Housing, and Employment Forecast

Year	Population	Housing Units	Employment
2019	17,630	5,200	49,600
2035	20,300	5,800	50,500
Source: SCAG 2012 RTP Growth Forecast, website:			
http://www.scag.ca.gov/DataAndTools/Pages/GrowthForecasting.aspx			

As seen in the table, between 2019 and 2035, the population is projected to increase by 2,670 individuals, housing is projected to increase by 400 units, and employment is projected to increase by 900. With the projected increases in population and employment, combined with the complete build-out of residentially zoned areas of the City, there is a definite need for additional residentially zoned properties in the City. The only way to facilitate such land uses in the City is to approve the zone change request.

(B) That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.

Although the uses within the PF, Public Facilities, Zone are compatible with the surrounding properties, the uses within the R-3, Multiple Family, Zone will be much

more suitable with the various residential uses that currently surround the subject property. It should be noted that, although the existing church facility has not operated for months, churches are known to have weddings, funerals services, and other events that have the potential to bring together large gatherings with the potential to have noise and parking related impacts. Therefore, the proposed zone change will allow the construction of more harmonious development, and thus, improve the appearance and attractiveness of the subject site.

(C) That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor the community in general.

The proposed Zone Change and associated General Plan Amendment will not be detrimental to persons or properties in the surrounding area. In fact, the proposed condominium project will have the following positive impacts: (1) address the housing shortage in the City by adding up to 63 condominium units and expanding the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and convenient freeway access (approximately 0.5 miles from the I-5 Freeway); (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood environment; (4) the proposed condominium project will provide 63 market rate condominium units that will surely add to the existing property value for not only the subject property but for surrounding properties as well.

(D) That the proposed change of zone will not adversely affect the master plan of the city.

The General Plan is the *master plan of the city*. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long-range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work, and frequent Santa Fe Springs.

The General Plan consists of six mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space/Conservation; 4) Safety; 5) Circulation; and 6) Noise. There is no evidence to suggest that the proposed Zone Change will adversely affect the master plan of the city..

The following table (Table 3) illustrates how the proposed Zone Change will be consistent with the goals and policies of the General Plan.

Table 3
General Plan Consistency Analysis

		 ,
Element	<u>Policy</u>	Project

		Consistency/Comment
Land Use	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed condominium development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the future residents of the proposed development will be near several commercial businesses, located less than a mile north of the subject site. These businesses should see a direct increase to their overall sales due to the additional population and its proximity to such businesses.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some condominiums and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed condominium project will provide the housing variety that is encouraged within Goal 16.1 of the Land Use Element. Additionally, the proposed condominium development will result in a density of 21 dwelling units per acre, thus less than the 25 dwelling units per acre limit established by said goal
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed condominium development will bring a high-quality housing project with contemporary architecture to the area. Design features utilizing low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: As part of the project, a Tentative Tract Map to subdivide the air space of the property to allow for the construction of a high-density condominium development is proposed. Said project will fulfill a regional housing need since the map would facilitate the townhom development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed condominium development will be surrounded by various and compatible single-family and multifamily residential uses on the south, northeast, and west sides of the subject property. North of the subject property is the Lake Center Athletic Park, and specifically, an outdoor track. A multi-family residential development is therefore compatible with the surrounding uses.
<u>Open</u> <u>Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed condominium development will include both common and private open space for the residents. The common open space area is a

		27,800 sq. ft. recreational area with a children play area, covered picnic table, and BBQ amenities. Each residential will also have private open space in the form of a 2 nd floor balcony.
Circulation	Policy 1.8: Require that proposals for major new	Consistent: A Traffic Impact
	developments include a future traffic impact	Analysis was prepared for the
	analysis which identifies measures to mitigate	proposed condominium
	any identified project impacts, and adhere to the	development. There are no
	City's Congestion Management Plan.	significant traffic impact.

<u>SECTION IV.</u> TENTATIVE TRACT MAP DETERMINATION

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act. Additionally, the Planning Commission shall deny a tentative map if it cannot make any of the findings set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

(A) Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans.

The proposed Tentative Tract Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:

Approval of the proposed Tentative Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 4" on the following page:

Table 4
General Plan Consistency Analysis

Element	Policy	Project
		Consistency/Comment
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed condominium development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the future residents of the proposed development will be near several commercial businesses, located less than a mile north of the subject site. These businesses should see a direct increase to their overall sales due to the additional population and its proximity to such businesses.

Open Space	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments. Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate	development is therefore compatible with the surrounding uses. Consistent: The proposed condominium development will include both common and private open space for the residents. The common open space area is a 27,800 sq. ft. recreational area with a children play area, covered picnic table, and BBQ amenities. Each residential will also have private open space in the form of a 2 nd floor balcony. Consistent: A Traffic Impact Analysis was prepared for the proposed
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	development. Consistent: The proposed condominium development will be surrounded by various and compatible single-family and multifamily residential uses on the south, northeast, and west sides of the subject property. North of the subject property is the Lake Center Athletic Park, and specifically, an outdoor track. A multi-family residential
Housing	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: As part of the project, a Tentative Tract Map to subdivide the air space of the property to allow for the construction of a high-density condominium development is proposed. Said project will fulfill a regional housing need since the map would facilitate the townhom
	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed condominium development will bring a high-quality housing project with contemporary architecture to the area. Design features utilizing low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette.
	Goal 16.1: The predominant residential use should continue to be single-family detached dwellings at a density of approximately 8.7 dwelling units per gross acre. A greater variety of housing types, sizes, and costs is encouraged, however, including some condominiums and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed condominium project will provide the housing variety that is encouraged within Goal 16.1 of the Land Use Element. Additionally, the proposed condominium development will result in a density of 21 dwelling units per acre, thus less than the 25 dwelling units per acre limit established by said goal

(B) Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.

In addition to the proposed tract map, the applicant is concurrently seeking approval to allow for the existing zoning designation of PF, Public Facilities, to be changed to R-3, Multiple -Family Residential. The proposed zone change will allow the construction of a 63-unit condominium development and appurtenant improvements. Section 155.096 of the City's Municipal Code states that population density in the R-3 Zone shall be controlled by the requirement of 2,000 square feet of lot area for each dwelling unit. It should be noted that the subject property measures approximately 3 acres, which would allow a maximum of 65 units for an R-3 zoned property. As proposed, the condominium development is only for the construction of 63 new residential units; 2 units less than the allowable maximum in the R-3 zone.

(C) Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The proposed subdivision is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study (IS)/Mitigated Negative Declaration (MND) was prepared for the proposed apartment project. According to the IS/MND, the project is not expected to have any impacts on biological resources or cause serious public health problems.

(D) Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

As part of the process, any new easements for utility or roadways, will be provided before final map approval, if necessary. Moreover, no public easements are anticipated as a result of the proposed air space subdivision.

(E) In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the IS/MND Mitigation Monitoring and Reporting Program, submit an erosion control plan and comply with the NPDES

Best Management Practices during the grading and construction phases of the project.

The project is conditioned to meet all federal, state, and local ordinances and requirements including, but not limited to, the California Regional Water Quality Control Board. As such, the project will be required to submit an erosion control plan and also comply with the NPDES Best Management Practices during grading and construction.

(F) That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."

Future Passive or Natural Heating and Cooling Opportunities will be incorporated with the proposed developments. To the extent feasible, staff will review the proposed condominium development to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION IV. DEVELOPMENT PLAN APPROVAL FINDINGS

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

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

The proposed project, provided the proposed Zone Change and General Plan Amendment is approved, will be located within the R-3, Multiple Family Residential, Zone. Pursuant to Section 155.090 of the City's Zoning Regulations, "The purpose of the R-3 Zone is to provide a suitable environment for family life for those wishing to live in apartments or multiple dwelling units. The intent is to promote desirable residential characteristics for medium density living and to stabilize and protect existing medium density areas by the establishment of those requirements and facilities conducive to proper development."

The proposed project is consistent with the purpose of the R-3 Zone in the following manner:

- 1. The land will be appropriate for multiple-family residential uses based on the proposed zoning designation, R-3, Multiple-Family Residential, and the proposed General Plan Land Use designation of Multiple-Family Residential.
- 2. The project involves the construction of a new attractive condominium development on a site that is currently developed with a non-operational religious use facility. The assessed value of the property will significantly

improve after the project, thus leading to an increase in property values for both the subject property and neighboring properties.

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

The applicant is proposing to construct 11 new condominium buildings, which results in 63 new residential units on the existing site. The proposed development will be a significant visual improvement and should be an overall enhancement to the subject site and area. The proposed buildings have been designed with variations in the provided setback, height, materials, and color. The result is an attractive project that is comparable to other high-quality residential projects that have been recently constructed in Santa Fe Springs and the surrounding areas.

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

Based on the proposed scale, considerations to the placement of buildings were made to ensure there will be sufficient setbacks to the adjacent properties. Additionally, the design of the buildings represents a high-quality contemporary architectural design. The architect used various design elements to break up the mass of the building and present an attractive and distinctive façade. Therefore, as designed, the proposed development is suitable for all of its intended users, and the distinctive design represents the architectural principles of proportion and harmony.

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

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The entire frontage, along Florence Avenue, will be provided with extensive landscaping and a new decorative block wall. The proposed six and one-half (6.5) foot tall block wall will help buffer the traffic noise from Florence Avenue and also act as an added security measure to protect future residents from unwanted trespassers. Additionally, the applicant is proposing to plant multiple 24" box trees along the west, north, and east property lines to create a landscaping buffer between the proposed development and the adjacent properties.

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

As stated previously, the proposed building is contemporary in design. The architect used multiple variations in height, setback, materials, and color. The style

and architecture of the proposed buildings are consistent with other high quality multi-family residential buildings that were recently constructed in the city and nearby areas.

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

The proposed residential project will be constructed on a site that is currently underutilized. The Planning Commission finds that the new condominium development is attractive, and thus, will be an enhancement to the overall area. The Planning Commission believes that proper attention has been given to the placement, scale, and design of the proposed condominium development.

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

The Planning Commission finds that the proposed project is not an affordable housing development; therefore, the requirements related to low-income units do not apply to this project.

SECTION V. MODIFICATION PERMIT - REQUIRED SHOWING

Pursuant to Section 155.695 of the City's Zoning Regulations, in studying any application for a Modification Permit, the Commission shall give consideration to the following:

(A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.

The granting of the subject Modification Permit would not grant special privileges to the applicant since similar requests have been granted in the past. The chart below identifies just a few Modification Permits that were previously granted by the City's Planning Commission to allow a proposed fence and/or wall to exceed the minimum 42" height limitation within the front setback area.

Case No.	Site Address	Request	Date Approved
MOD 1313	12801 Excelsior Dr.	Wall Height	Oct 2019
MOD 1310	SE/C or Telegraph Rd & Bloomfield Av	Fence Height	Feb 2019
MOD 1270	12636 Los Nietos Rd	Fence & Wall Height	June 2017
MOD 1162	12624 Rosecrans Av	Fence Height	Sept 2004
MOD 1160	9640 Santa Fe Springs Rd	Fence & Wall Height	July 2004

(B) That the subject property cannot be used reasonably under the existing regulations.

Although the proposed development could technically be developed without a wall within the setback area along Florence Avenue, not having a wall would expose the proposed residential development to both the noise and hazards associated with the adjacent major arterial. The alternative solution would be to construct a three and one half (3.5) foot high wall within the required setback area; however, said wall would not be as effective as a six and one-half (6.5) foot high block wall in reducing noise from Florence Avenue.

(C) That the hardship involved is due to unusual or unique circumstances.

Most of the residential properties along Florence Avenue do not front directly onto the street. With the exception of the two apartment complexes on Florence Avenue, all of the single-family homes either has a collector street to help buffer them from Florence Avenue or otherwise back onto Florence Avenue. The unusual or otherwise unique circumstance related to the proposed project is the fact that the proposed development is a new multiple-family residential development that will be located along a major arterial. Therefore, the developer must provide extra measures to ensure the security of the residential development and also mitigate traffic noise created from Florence Avenue.

(D) That the modifications, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

The modification permit, if granted, would not be detrimental to other persons or properties in the area. The modification permit will allow a six and one-half (6.5) foot wall to mitigate traffic noise created from a major arterial. Additionally, the proposed wall is an added security measure to protect future residents from trespassers.

In addition, pursuant to Section 155.696 of the City's Zoning Regulations, the Commission shall also take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

(A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.

As mentioned previously, the unusual or otherwise unique circumstance related to the subject property is that the proposed new residential development will be located along a major arterial. Although the proposed development could technically be developed without the proposed six and one half (6.5) foot high wall within the setback area, doing so would expose future residents to greater off-site traffic noise generated from a major arterial. Additionally, the proposed six and one half (6.5) foot high wall will provide additional security to protect future residents from unwanted trespassers.

(B) <u>That the purpose of the modification is not based exclusively on the financial</u> advantage to the owner.

As mentioned previously, the purpose of the modification permit is to allow the applicant to provide better screening of the proposed residential development. Additionally, the proposed six and one half (6.5) foot high wall will provide additional security from trespassers. Both measures will help protect future residents from the negative impacts associated with living adjacent to a major arterial. Mitigating such impacts will help enhance the overall quality of life for future residents.

(C) <u>That the alleged difficulties were not created by any person presently having an</u> interest in the property.

As mentioned previously, the subject property is located along a major arterial. Although the proposed development could technically be developed without the proposed six and one half (6.5) foot high wall within the setback area, doing so would expose the street facing units to the off-site traffic noise from a major arterial. Another alternative is to shift the two southerly buildings (Building's 1 and 2) 10 feet to the north, however doing so will obstruct the required fire lane.

(D) <u>That the conditions involved are not generally applicable to most of the surrounding properties.</u>

Most of the residential properties along Florence Avenue do not front directly onto the street. The single-family homes either has a collector street to help buffer them from Florence Avenue or otherwise back onto Florence Avenue. The only exceptions are the two multi-family developments, the apartment complex directly south of the subject property and the apartment complex west of Florence Avenue Foursquare Church. The two apartment complexes were developed in the 1971 and 1958, respectively. It should also be noted that the adjacent residential property to the west is current developed with a six and one half (6.5) foot high wall within the required setback area. Said wall, however, was allowed under the provisions of the planned development zone and thus was not required to obtain a Modification Permit. If any other residential property were to propose a similar wall, the Planning Commission would evaluate the specific site characteristics and consider the Modification Permit request based on the merits of each individual case.

(E) <u>That the requested modification would not diminish property values in the neighborhood.</u>

The requested modification, if approved, will allow a decorative screen wall to be

located within the setback area to mitigate off-site traffic noise and provide added security from trespassers. Additionally, the applicant has made a noticeable effort to maximize the landscaping throughout the site. The front yard setback area will be fully landscaped. As such, allowing a deviation to the height regulations to allow the subject wall would not diminish property values in the neighborhood but rather it would result in a more attractive project that would be an enhancement to both the underutilized site and the overall area.

(F) <u>That the requested modification will not increase congestion or endanger the public safety.</u>

The proposed wall will not block existing or proposed traffic. As mentioned previously, the purpose of the modification permit is to allow for enhanced buffering from off-site traffic noise emanating from Florence Avenue. Additionally, the proposed six and one half (6.5) foot high wall will provide additional security from trespassers. Therefore, the requested modification will not increase congestion or endanger public safety.

SECTION VI. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 196-2021 to approve and adopt the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS/MND/MMRP); and also approve GPA Case No. 31: A request to amend the general plan land-use designation of an existing parcel (APN: 8008-017-014) from Public Facilities to Multiple Family Residential; ZC Case No. 140: A request to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple Family Residential, Zone; TTM 83383: A request for Tentative Tract Map to subdivide the air space of an approximately 3-acre parcel to create 63 condominium units; DPA Case No. 982: A request for approval to allow the construction of a new 63-unit condominium development and appurtenant improvements on the subject property; MOD Case No. 1340: A request for modification of property development standard to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue for the subject property located at 11733 Florence Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 13th day of September, 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

ATTEST:	Ken Arnold, Chairperson	
Teresa Cavallo, Planning Secretary		

CONDITIONS OF APPROVAL
Zone Change Case No. 140,
General Amendment Case No. 31
Tentative Tract Map Case No. 83383
Development Plan Approval Case No. 982
Modification Permit Case No. 1341
(11733 Florence Avenue - APN: 8008-017-014)

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

STREETS

- 1. That the applicant shall pay a flat fee of \$35,000 to reconstruct/resurface the existing street frontage to centerline for Florence Avenue.
- 2. That applicant shall remove and replace westerly most driveway approach, curb & gutter per City standard plan R-6.4C along Florence Avenue. The applicant shall remove and replace easterly most driveway approach, curb & gutter per City standard plan R-12 and R-2.
- 3. The applicant shall pay \$5,000, the costs or a portion of the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Florence Avenue and Ringwood Avenue/ Lake Center Park Lane as determined by the City Engineer and Fire Chief.
- 4. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standard R-12 and dedicate an easement along the Florence Avenue street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
- 5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$600 to install (3) new signs.
- 6. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
- 7. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, power poles, pull boxes, etc.
- 8. The applicant and/or developer shall pay for the design, installation, and inspection of relocating the existing advanced westbound Florence/Ringwood traffic loop detectors to the west of the proposed driveway approach.

CITY UTILITIES

- 9. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Florence Avenue. Storm drain plans shall be approved by the City Engineer.
- 10. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
- 11. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer and LA County Sanitation District. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
- 12. All buildings shall be connected to the sanitary sewers.
- 13. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
- 14. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
- 15. That the landscape irrigation system shall be connected to reclaimed water on Florence Avenue. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
- 16. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

17. The applicant shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of

additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the applicant and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.

18. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

PARCEL MAPS

- 19. Final parcel map checking of \$4,970 plus \$295 per parcel shall be paid to the City.
- 20. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.

FEES

- 21. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee of \$22,132 determined by the City Engineer for off-site transportation improvements.
- 22. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
- 23. That the applicant shall pay the water trunkline connection fee of \$11,200 upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

- 24. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
- 25. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.

- 26. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
- 27. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).
- 28. Applicant/Developer shall contribute towards the cost of replacing the Union Pacific Railroad (UPRR) grade crossing preemption/control equipment and railroad warning signals & gates at Florence Avenue w/o Pioneer Boulevard and Pioneer Boulevard n/o Florence Avenue to allow for the placement of three lanes on Florence Avenue e/o & w/o Pioneer Boulevard. Applicant shall pay \$126,000 (12% Share of Total Cost) to the Department of Public Works prior to occupying the buildings.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

Construction Phase Conditions:

- 29. That the north access gate into the Lake Center Athletic Park track shall be removed and a permanent replacement fence shall be installed.
- 30. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and email address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day for emergency purposes.
- 31. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or within the project entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on plywood boards and fastened to the temporary construction fence. The boards shall be removed after each building has been identified with their individual permanent number address.
- 32. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services.

The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Department of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council. PDF format is permitted and can be emailed to luiscollazo@santafesprings.org.

- 33. That the construction site shall be maintained in a clean and orderly manner at all times including, but not limited to, the clean-up of trash, wrappers, product packing cardboard and other debris on a daily bases.
- 34. That all contractors and sub-contractors shall apply dust control measures to prevent dust, sawdust, and the like from becoming airborne onto adjacent properties.
- 35. That all contractors and sub-contractors shall not generate any ambient noise above 55 decibels from the hours of 10 p.m. to 7:00 a.m.

On-Going Conditions:

- 36. That the applicant shall provide the key entry codes for all access gates to the Department of Police Services.
- 37. That the project management shall make themselves aware of the City's Property Maintenance Ordinance (a copy can be made available upon request) and notify their prospective tenants that they are subject to their compliance accordingly. The City encourages the owner/management to incorporate their own property maintenance guidelines into their Covenants, Conditions, and Restrictions (CC&Rs) to address occupant responsibilities for the daily upkeep of the development, parking restrictions, trash receptacle locations, noise, smoking, etc.
- 38. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale walls, balconies, etc.
- 39. That the Applicant and/or management shall not plant foliage that could overgrow onto the existing residential development to the west and/or cause damage to the existing block wall.
- 40. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night.

- 41. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department (562) 567-9200). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to requesting a Certificate of Occupancy.
- 42. That the property, its buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
- 43. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Whittier Police Department.
- 44. That the complex manager and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces, or the encroachment of parking spaces or the use of parking spaces for storage at any time.
- 45. That washing of autos, auto repairs and/or auto sales shall be prohibited on the site at all times.
- 46. That vehicles shall not stop or be parked in front of garage doors at any time. All vehicles are required to be parked within a marked stalls and not interfere with the flow of traffic at all times.
- 47. That tenants and visitors are subject to Section 90.15 of the City Code and shall not park and/or store vehicles in the open for more than five-days.
- 48. That balconies, window sills and/or patio areas shall not be used to maintain storage, clothes lines, canopies, tarps, satellite dishes, and/or other miscellaneous equipment.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):

(Contact: Chad Van Meeteren 562.868-0511 x3811)

- 49. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
- 50. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
- 51. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
- 52. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
- 53. That the standard isle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 46 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
- 54. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
- 55. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

<u>DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)</u> (Contact: Eric Scott 562.868-0511 x3812)

56. <u>Permits and approvals</u>. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental

- assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
- 57. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
- 58. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868-0511 x7309)

- 59. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
- 60. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.
- 61. That the Homeowners Association shall ensure all residential unit comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x7451)

- The approval of the subject Development Plan Approval Case No. 982, Tentative Tract Map 83383, Zone Change Case No. 140 and General Amendment Case No. 31 is contingent upon the approval by the City Council.
- 63. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.

- 64. The applicant shall indicate the subject property is located within the **Methane Zone** on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly identified with a minimum front size of 20 point.
- 65. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission along with the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at 11733 Florence Avenue (APN: 8008-017-014). The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
- 66. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. Mitigations that require on-going monitoring shall be reported to the City every six (6) months.
- 67. The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
- 68. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
- 69. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
- 70. Applicant understands and agrees that all exterior mechanical equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the

building in terms of materials and color and also approved by the Director of Planning or designee. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.

- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - I. A roof plan showing the location of all roof-mounted equipment;
 - II. Elevations of all existing and proposed mechanical equipment; and
 - III. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
- 71. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Regulations.
- 72. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
- 73. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
- 74. The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three (3) foot clearance on sides and back of the equipment, and eight (8) foot clearance in front of the

- equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines are available at the Planning Department.
- 75. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
- 76. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
- 77. During construction period, commercial vehicles, trucks and/or truck tractors shall not being queue on Florence Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.
- 78. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
- 79. Approved unit numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
- 80. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

b. Covenants.

1. Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of

- the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
- 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
- c. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
- d. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
- 81. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
- 82. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department

- at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
- 83. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
- 84. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
- 85. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
- 86. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the Citv). for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 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. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
- 87. It is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
- 88. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public

improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.

- 89. All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
- 90. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and Fire Marshall.
- 91. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
- 92. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
- 93. Provisions shall be made for appropriate television systems and for communication systems, including, but not limited to, telephone and internet services. Appropriate cable television systems, as used, means those franchised or licensed to serve the geographical area in which the subdivision is located.
- 94. All new utilities serving the project, within the boundaries of the property, shall be underground.
- 95. Any on-site traffic calming devices and location shall be reviewed and approved by the City prior to installation, including, but not limited to, speed bumps.
- 96. All guest parking areas shall be legibly marked off on the pavement.
- 97. Cable TV and television pull boxes shall be flush with the ground. Nevertheless, the box covers shall be painted Forest Green.
- 98. Recreational area shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism.
- 99. The applicant shall paint all downspouts to match the adjacent surface color. Where the color changes on the adjacent surface, the color of the downspout shall be consistent and also change.

- 100. The CC&Rs and other Agreements governing the common area shall be subject to the approval of the City Attorney, and the owner/developer shall pay all City costs in reviewing, modifying, and approving the CC&Rs, Agreements and related documents.
- 101. Unless otherwise specified in the action granting a Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a Development Plan Approval for a period of 12 consecutive months shall terminate said Development Plan Approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

I have read, understand and accept, and will comply with the above listed Conditions of Approval. I further state that I am the applicant, owner, or the authorized agent of the owner, of property involved in Zone Change Case No. 140, General Amendment Case No. 31, Tentative Tract Map Case No. 83383, Development Plan Approval Case No. 982, and Modification Permit Case No. 1341.

PRESENTATION

2022 Holiday Home Decorating Contest Winners

RECOMMENDATION

 City Council recognize the 2022 Holiday Home Decorating Contest Winners

BACKGROUND

The annual Holiday Home Decorating Contest is presented by the City of Santa Fe Spring's Historical & Community Preservation Committee. The contest is open to all Santa Fe Springs residents. Entry forms are required for participation and the deadline for submission was December 5, 2022.

A total of 24 entries were received this year. The judging committee toured the City on December 8, 2022 to view all the submissions. The committee scored each entry on use of lights, use of decorations, heartfulness and effort, with the top 12 scoring entries being recognized as the 2022 Home Decorating Contest winners. The winners received yard signs on December 13, 2022 and tonight we will be recognizing the winners with photo plaques.

2022 Christmas Home Decorating Contest Winners:

- Henry Corona
- Juan Galvan Jr.
- Elena Gomez
- Eduard Grijalva
- Daniel Landry
- Shivani Londhe
- Robert Lopez
- Nadia Macedo
- Flor Speakman
- Corina Valdez
- Sergio Valenzuela
- Jose Vargas

The Mayor may wish to call upon Library Services Manager, Deborah Raia, to assist with the presentation.

Travis Hickey
Acting City Manager