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

WEDNESDAY, NOVEMBER 5, 2025
AT 6:00 P.M.

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

CITY COUNCIL

William K. Rounds, Mayor
Joe Angel Zamora, Mayor Pro Tem
Annette Rodriguez, Councilmember
Juanita Martin, Councilmember
John M. Mora, Councilmember

CITY MANAGER
René Bobadilla, P.E.

CITY ATTORNEY
Rick Olivarez

CITY STAFF

Assistant City Manager	**Nicholas Razo**
Fire Chief	**Chad Van Meeteren**
Police Chief	**Aviv Bar**
Director of Community Development	**Cuong Nguyen**
Director of Community Services	**Maricela Balderas**
Director of Finance	**Julio Morales**
Director of Parks & Recreation	**Gus Hernandez**
Director of Police Services	**Arlene Salazar**
Director of Public Works	**James Enriquez**
City Clerk	**Fernando N. Muñoz**

NOTICES

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

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

SB 1439: Effective January 1, 2025, City Council Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than $500 from an interested person. The Council Member would need to disclose the donation and abstain from voting.

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

Council Meeting Start Times: If there is a closed session or study session scheduled on the agenda, the regular meeting shall be scheduled to start at 5:00 p.m. and open session shall start at 6:00 p.m. If there is no closed session or study session scheduled on the agenda, the regular meeting shall be scheduled to start at 6:00 p.m.

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

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

PRESENTATIONS

1. **2025 RELAY FOR LIFE RECAP (PARKS AND RECREATION)**

2. **RECOGNITION OF SPONSORS FOR "STATE OF THE CITY" EVENT (COMMUNITY SERVICES)**

3. **RECOGNITION OF MARK SCOGGINS FOR LANTERN TOURS (COMMUNITY SERVICES)**

4. **COMMUNICATION STRATEGIC PLAN – PRESENTED BY NORTH STAR ALLIANCES (COMMUNITY SERVICES)**

5. **RECOGNITION OF TRAFFIC COMMISSION (PUBLIC WORKS)**

CHANGES TO AGENDA

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

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

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

PUBLIC HEARING – NONE

OLD BUSINESS – NONE

REGULAR BUSINESS – NONE

CONSENT CALENDAR

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

PUBLIC FINANCING AUTHORITY

6. MINUTES OF THE OCTOBER 21, 2025 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

1) Approve the minutes as submitted.

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

RECOMMENDATION: It is recommended that the Public Financing Authority:

1) Receive and file the report.

WATER UTILITY AUTHORITY

8. MINUTES OF THE OCTOBER 21, 2025 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

1) Approve the minutes as submitted.

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

RECOMMENDATION: It is recommended that the Water Utility Authority:

1) Receive and file the report.

HOUSING SUCCESSOR

10. MINUTES OF THE OCTOBER 7 AND 21, 2025 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

1) Approve the minutes as submitted.

SUCCESSOR AGENCY

11. MINUTES OF THE OCTOBER 7 AND 21, 2025 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

1) Approve the minutes as submitted.

CITY COUNCIL

12. MINUTES OF THE OCTOBER 7, 8, AND 21, 2025 SPECIAL AND REGULAR CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the minutes as submitted.

13. RESOLUTION NO. 9983 – ESTABLISHING A CITY COUNCIL MEETING SCHEDULE FOR CALENDAR YEAR 2026 (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

1) Adopt Resolution No. 9983:

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ESTABLISHING A CITY COUNCIL MEETING SCHEDULE THROUGH CALENDAR YEAR 2026.

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

14. RESOLUTION NO. 9982 – DELEGATING AUTHORITY TO THE CITY MANAGER FOR DETERMINING INDUSTRIAL DISABILITY RETIREMENT FOR LOCAL SAFETY MEMBERS UNDER THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS) (HUMAN RESOURCES)

RECOMMENDATION: It is recommended that the City Council:

1) Adopt Resolution No. 9982 – delegating authority to the City Manager for determining Industrial Disability Retirement for Local Safety Members under the California Public Employees' Retirement System (CalPERS).

15. APPROVE THE LIBRARY COLLECTION DEVELOPMENT POLICY (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the Library's new Collection Development Policy; and

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

16. ADOPTION OF RESOLUTION NO. 9984, APPROVING THE 2025 LOCAL HAZARD MITIGATION PLAN FOR THE CITY OF SANTA FE SPRINGS (FIRE)

RECOMMENDATION: It is recommended that the City Council:

1) Adopt Resolution No. 9984, approving the 2025 Local Hazard Mitigation Plan ("LHMP") for the City of Santa Fe Springs ("City"); and

2) Direct staff to transmit proof of adoption of Resolution No. 9984 to the Federal Emergency Management Agency ("FEMA") for final approval; and

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

17. RESOLUTION NO. 9985 – SB-1205 ANNUAL INSPECTION OF CERTAIN PROPERTIES (FIRE)

RECOMMENDATION: It is recommended that the City Council:

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

18. MEASURE R FUNDING AGREEMENT NO. MR315.41 WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY – AMENDMENT NO. 4 (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Approve Amendment No. 4 to Funding Agreement No. MR315.41 with the Los Angeles County Metropolitan Transportation Authority (LACMTA) for the Valley View Avenue and Alondra Avenue Intersection Improvement Project; and

2) Authorize the City Manager to execute Amendment No. 4; and

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

19. AMENDMENT TO CHAPTER 150 (BUILDING REGULATIONS) AND REPEAL OF CHAPTER 153 (SWIMMING POOLS) OF THE MUNICIPAL CODE OF SANTA FE SPRINGS TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE WITH CERTAIN AMENDMENTS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Introduce and conduct a first reading by title only and waive further reading of Ordinance No. 1165:

AN ORDINANCE OF CITY OF SANTA FE SPRINGS AMENDING THE CITY OF SANTA FE SPRINGS MUNICIPAL CODE ('SFSMC") CHAPTERS 150

(BUILDING REGULATIONS) AND 153 (SWIMMING POOLS) TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, AND THE CALIFORNIA PLUMBING CODE, WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS THERETO; and

2) Schedule a public hearing on December 2, 2025, to conduct a second reading and adopt Ordinance No. 1165; and

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

20. COMMERCIAL STREET IMPROVEMENT FOR SPRINGDALE AVENUE, WAKEMAN STREET AND JOHN STREET – FINAL PAYMENT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the Final Payment to Hardy & Harper, Inc. of Lake Forest, California for $114,356 (Less 5% Retention); and

2) Approve the final contract amount with Hardy & Harper, Inc., in the amount of $1,600,226; and

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

21. MEASURE SFS - COMMERCIAL STREET IMPROVEMENT FOR DINARD AVE, MARYTON AVE, MARQUARDT AVE, PARK ST & PIKE ST – AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the Plans and Specifications for the Measure SFS Commercial Street Improvement for Dinard Ave, Maryton Ave, Marquardt Ave, Park St and Pike St Project; and

2) Authorize the City Engineer to advertise construction bids; and

3) Authorize the City Clerk to file a Notice of Exemption for the subject project with the Los Angeles Registrar-Recorder; and

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

22. RESIDENTIAL CONCRETE IMPROVEMENTS 2025-2026 – AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Approve adding the Residential Concrete Improvements 2025-2026 project to the Capital Improvement Plan; and

2) Appropriate $485,000 from the Utility Users Tax (UUT) Capital Improvement Plan Fund to the Residential Concrete Improvements 2025-2026; and

3) Approve the Plans & Specifications; and

4) Authorize the City Engineer to advertise for construction bids; and

5) Authorize the City Clerk to file a Notice of Exemption for the subject project with the Los Angeles Registrar-Recorder; and

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

23. LETTER OF AGREEMENT: RECONNECTING COMMUNITIES AND NEIGHBORHOODS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the Letter of Agreement - Reconnecting Communities and Neighborhoods; and

2) Authorize the City Manager to execute the Letter of Agreement - Reconnecting Communities and Neighborhoods; and

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

24. PUBLIC WORKS MAINTENANCE REORGANIZATION (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the addition of one new full-time Public Works Maintenance Worker that will focus on Graffiti Abatement; and

2) Adopt class specifications for the position of Water Customer Services Supervisor; and

3) Approve title change and specification change for Civil Engineering Assistant to Water Customer Services Supervisor; and

4) Approve title change for Public Works Aide to Part-Time PW Maintenance Worker; and

5) Amend the FY 2025-26 Budget to add an additional $50,000 expenditure in Account No. 10104330 for the new PW Maintenance Worker; and

6) Amend the FY 2025-26 Budget to add an additional $10,000 expenditure in Account No. 50104499 for the differential cost for the reclassified position to Water Customer Services Supervisor; and

7) Amend the FY 2025-26 Budget to add additional expenditures not to exceed $50,000 in various accounts in the General Fund and Water Utility Fund for the differential costs for the reclassified Part-Time PW Maintenance Worker position class; and

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

25. LANDSCAPE MAINTENANCE SERVICES AMENDMENT NO. 4 – EXTEND CURRENT CONTRACT FOR 90 DAYS TO TERMINATE ON JANUARY 31, 2026 (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Approve Amendment No. 4 to the Agreement with Merchant's Landscape, Inc. extending the contract for 90 days to terminate January 31, 2026, for an additional not-to-exceed fee $306,018.60; and

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

26. AUTHORIZATION TO AWARD DOWNTOWN SPECIFIC PLAN (RFP 25-13) TO PRIMESTOR (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

1) Authorize the award of RFP 25-13 to Primestor for the Downtown Specific Plan; and

2) Determine that the action is categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 et seq.); and

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

27. ON-CALL PROFESSIONAL ARCHITECTURAL CONSULTING SERVICES – AUTHORIZATION TO ADVERTISE A REQUEST FOR QUALIFICATIONS (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

1) Authorize the Director of Community Development to advertise a Request for Qualifications (RFQ) for On-Call Professional Architectural Consulting Services; and

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

28. AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH GILBERT A. LIVAS (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

1) Authorize the City Manager to execute Amendment No. 1 to the professional services agreement (PSA) with Gilbert A. Livas to modify the compensation structure from an hourly rate to a monthly retainer of $7,500; and

2) Extend the term of the existing agreement by three (3) years, through January 1, 2029; and

3) Authorize the City Manager to take any additional, related action(s) that may be desirable.

29. AUTHORIZATION TO PURCHASE FIVE (5) TYPE I AMBULANCES FROM REDSKY EMERGENCY VEHICLES (BRAUN CHIEF XL MODEL) FOR THE SANTA FE SPRINGS DEPARTMENT OF FIRE-RESCUE (FIRE)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the purchase of five (5) Braun Chief XL Type I ambulances on RAM 5500 4x4 diesel chassis from RedSky Emergency Vehicles in the total amount of $2,555,556.25 (including sales tax); and

2) Authorize the City Manager to execute all necessary purchase documents on behalf of the City; and

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

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

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

ADJOURNMENT

I, Fernando N. Muñoz, City Clerk for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City's website at www.santafesprings.gov; 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.

FOR ITEM NO. 6, PLEASE SEE ITEM NO. 12

ITEM # 7

CITY OF SANTA FE SPRINGS

PUBLIC FINANCING AUTHORITY AGENDA STAFF REPORT

TO: Honorable Chair and Board Members

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

BY: Julio Morales, Director of Finance

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

DATE: November 5, 2025

RECOMMENDATION(S):

It is recommended that the City Council:

1) Receive and file the report.

FISCAL IMPACT

N/A

BACKGROUND/DISCUSSION

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

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 10/31/25	None
Outstanding principal at 10/31/25	$7,750,000

Bond Repayment

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

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

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

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

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

ANALYSIS

The report is presented for informational purposes only.

ENVIRONMENTAL

N/A

SUMMARY/NEXT STEPS

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

ATTACHMENT(S):

None.

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

FOR ITEM NO. 8, PLEASE SEE ITEM NO. 12

ITEM # 9

CITY OF SANTA FE SPRINGS

WATER UTILITY AUTHORITY AGENDA STAFF REPORT

TO: Honorable Chair and Board Members

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

BY: Julio Morales, Director of Finance

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

DATE: November 5, 2025

RECOMMENDATION(S):

It is recommended that the City Council:

1) Receive and file the report.

FISCAL IMPACT

N/A

BACKGROUND/DISCUSSION

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

Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 10/31/2025	None
Outstanding principal on 10/31/2025	$6,890,000

Water Revenue Bonds, 2018

Financing proceeds available for appropriation at 10/31/2025	None
Outstanding principle on 10/31/2025	$175,000

In May 2013 the Water Utility Authority issued the 2013 Water Revenue Bonds in the amount of $6,890,000. The bonds refunded the existing 2003 Water Revenue Bonds

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

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

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

ANALYSIS

The report is presented for informational purposes only.

ENVIRONMENTAL

N/A

SUMMARY/NEXT STEPS

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

ATTACHMENT(S):

None.

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

FOR ITEM NO. 10, PLEASE SEE ITEM NO. 12

FOR ITEM NO. 11, PLEASE SEE ITEM NO. 12

ITEM # 12

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

BY: Fernando N. Muñoz, City Clerk

SUBJECT: **MINUTES OF THE OCTOBER 7, 8 AND 21, 2025 SPECIAL AND REGULAR CITY COUNCIL MEETINGS**

DATE: November 5, 2025

RECOMMENDATION(S):

It is recommended that the City Council:

1) Approve the minutes as submitted.

FISCAL IMPACT

N/A

BACKGROUND

Staff has prepared minutes for the following meeting:

- Regular Meeting of October 7, 2025
- Special Meeting of October 8, 2025
- Regular Meeting of October 21, 2025

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

N/A

ATTACHMENT(S):

A. October 7, 2025 Regular Meeting Minutes
B. October 8, 2025 Special Meeting Minutes
C. October 21, 2025 Regular Meeting Minutes

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

APPROVED:

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

October 7, 2025

CALL TO ORDER
Mayor Rounds called the meeting to order at 5:02 p.m.

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

Members absent: None

PUBLIC COMMENTS ON CLOSED SESSION ITEMS
None

1. CLOSED SESSION
CONFERENCE WITH LEGAL – ANTICIPATED LITIGATION: Two Matters
(Pursuant to Government Code Section 54956.9(d)(2) and 54956.9(e)(1))

Mayor Rounds recessed the meeting at 5:02 p.m.

Mayor Rounds reconvened the meeting at 6:05 p.m.

CLOSED SESSION REPORT
Assistant City Attorney, Paloma McEvoy provided a closed session report: Direction was given to staff, and no reportable action was taken.

INVOCATION
Cindy Jarvis led the invocation.

PLEDGE OF ALLEGIANCE
Mayor Pro Tem Zamora led the pledge of allegiance.

INTRODUCTIONS
Mayor Rounds introduced the following members from the Chamber of Commerce:

1. John Wilson – SFS Chamber CEO
2. Mark Gutierrez – GILMAR Automotive Group
3. Brendan Rowe – PIH Health

PRESENTATIONS

2. RECOGNITION OF 2025-2026 MISS SFS COURT (PARKS & RECREATION)

3. 20TH ANNIVERSARY OF ABIGAIL BARRAZA FOUNDATION AND PAINT THE TOWN PINK (PARKS & RECREATION)

4. SOUTHEAST AREA ANIMAL CONTROL AUTHORITY (SEAACA) RECOGNITION (POLICE SERVICES)

5. PROCLAMATION – FIRE PREVENTION WEEK (FIRE)

CHANGES TO AGENDA

None

PUBLIC COMMENTS

The following people spoke during Public Comments: 1) Aisha Reyes, 2) Gary Mendez, 3) Francis Carbajal, and 4) Lee Squire.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

Fire Chief, Chad Van Meeteren spoke about receiving $1.7 million dollars from CAL OES for new fire equipment. Director of Parks and Recreation, Gus Hernandez invited everyone to the State of the City address and Fiestas de Octubre event.

PUBLIC HEARING – NONE

REGULAR BUSINESS – NONE

OLD BUSINESS – NONE

CONSENT CALENDAR

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

6. APPROVAL OF MEMORANDUM OF UNDERSTANDING BETWEEN THE CITIES OF COMMERCE, INDUSTRY, IRWINDALE, SANTA FE SPRINGS, AND VERNON (CITY MANAGER)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the Memorandum of Understanding between the Cities of Commerce, Industry, Irwindale, Santa Fe Springs, and Vernon to establish a multijurisdictional coalition for regional advocacy on industrial and commercial priorities; and

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

7. SIDE LETTER #2 (LONGEVITY PAY) TO THE 2024-2027 MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA FE SPRINGS AND THE SANTA FE SPRINGS FIREFIGHTERS ASSOCIATION (HUMAN RESOURCES)

RECOMMENDATION: It is recommended that the City Council:

1) Approve side letter #2 (Longevity Pay) to the 2024-2027 Memorandum of Understanding between the City of Santa Fe Springs and the Santa Fe Springs Firefighters Association.

8. AUTHORIZATION TO PURCHASE TRAFFIC CONTROL BARRIERS AND SAFETY EQUIPMENT USING PROPOSITION C LOCAL RETURN FUNDS (PARKS AND RECREATION)

RECOMMENDATION: It is recommended that the City Council:

1) Authorize the purchase of traffic control barriers and related safety equipment from Meridian Rapid Defense Group in the amount not to exceed $135,342.91; and

2) Authorize the Director of Parks and Recreation to issue a purchase order to Meridian Rapid Defense Group in an amount not-to-exceed $135,342.91; and

3) Approve the use of Proposition C Local Return funds, as approved by the Los Angeles County Metropolitan Transportation Authority (LA Metro), to finance this purchase; and

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

9. SECOND READING OF ORDINANCE NO. 1161 – DISSOLVING THE TRAFFIC COMMISSION AND REPEALING SECTIONS 70.40 THROUGH 70.44 OF CHAPTER 70 (GENERAL PROVISIONS) OF TITLE VII (TRAFFIC CODE) OF THE SANTA FE SPRINGS MUNICIPAL CODE (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Adopt Ordinance No. 1161:

   AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS DISSOLVING THE TRAFFIC COMMISSION AND REPEALING SECTIONS 70.40 THROUGH 70.44 OF CHAPTER 70 (GENERAL PROVISIONS) OF TITLE VII (TRAFFIC CODE) OF THE SANTA FE SPRINGS MUNICIPAL CODE; and

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

10. TOWN CENTER HALL PAINTING AND FLOORING – FINAL PAYMENT

(PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the Final Payment to Restoration Unlimited of Santa Fe Springs, California for $80,141 (Less 5% Retention); and

2) Approve the final contract amount with Restoration Unlimited in the amount of $150,941 including the aggregate change order amount of $62,941; and

3) Authorize the Director of Public Works to execute Contract Change Order Nos. 1 - 6 in an aggregate amount of $62,941; and

4) Appropriate $45,000 from Utility Users Tax (UUT) Fund to the Town Center Hall Painting and Flooring Project (Account No. PW250001); and

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

11. CITY HALL WEST WING OFFICE RENOVATION – ADDITIONAL APPROPRIATION OF FUNDS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Appropriate an additional $230,000 from the Utility Users Tax (UUT) Fund to the City Hall West Wing Office Renovation (PW250006); and

2) Authorize the City Manager to execute Contract Change Order Nos. 1-5 in the aggregate amount of $238,000 and Contract Change Order No. 6 in the amount of $230,000 with CTG Construction, Inc. (dba C.T. Georgiou Painting Co.), for additional work in an aggregate amount of $468,000; and

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

12. AUTHORIZE THE PURCHASE AND LEASING OF POLICE SERVICES VEHICLES (POLICE SERVICES)

RECOMMENDATION: It is recommended that the City Council:

1) Authorize issuing a purchase order to Villa Ford to purchase one (1) Ford F-550 and three (3) F-150s in the amount of $280,225.18; and

2) Authorize issuing a purchase order to Honda World Westminster to purchase one (1) Honda CR-V, one (1) Honda Accord and one (1) Honda Pilot in the amount of $126,744.83; and

3) Authorize issuing a purchase order to Bert's Mega Mall Covina to purchase one (1) Polaris Ranger and one (1) Zieman trailer in the amount of $41, 203.04; and

4) Authorize issuing a purchase order to Irv Seaver BMW Orange to purchase one (1) BMW R1300RT-P Motorcycle an amount not-to-exceed $60,000; and

5) Authorize issuing a purchase order to Selman Chevrolet Co. to purchase two (2) Chevrolet Trax in the amount of $58,888.70; and

6) Authorize the City Manager to enter into a tax-exempt equipment lease or purchase vehicles in an amount not-to-exceed $240,000 to acquire eight (8) vehicles for the Volunteer Program; and

7) Authorize the City Manager to enter into an ongoing Professional Services Agreement with Gilmar Automotive Group, in a form that is acceptable to the City Attorney for fleet procurement services and issue a payment of $19,000 for broker fees for the acquisition of nineteen (19) vehicles and;

8) Authorize a contingency in the amount of $24,000 for any expenditures related to the leasing or purchasing of vehicles; and

9) Authorize a budget transfer from Bond Proceeds 1010-163020-Police Services to Equipment Acquisition and Replacement fund 10800000-573450 in the total amount of $831,061.75 for the above listed items; and

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

13. AUTHORIZATION TO ISSUE A REQUEST FOR PROPOSAL (RFP) FOR A CITY-WIDE SECURITY AND SURVEILLANCE CAMERA SYSTEM (POLICE SERVICES)

RECOMMENDATION: It is recommended that the City Council:

1) Authorize staff to advertise the Request for Proposals (RFP) for a new City-wide Security and Surveillance Camera System, in accordance with the proposed bid schedule; and

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

It was moved by Councilmember Martin, seconded by Councilmember Mora, to approve the consent calendar, by the following vote:

Ayes: Mora, Martin, Rodriguez, Zamora, Rounds
Noes: None
Absent: None
Recuse: None

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

None

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Councilmember Mora talked about the ribbon cutting event for Raising Cane's. Thanked all the new businesses who have recently joined the Chamber of Commerce.

Councilmember Martin talked about attending the Raising Cane's ribbon cutting event and also highlighted the Pooloza event for Relay for Life. She talked about the upcoming anniversary of the September 11, 2001 terrorist attacks.

Councilmember Rodriguez thanked the Chamber of Commerce for hosting the retreat and also highlighted the great Relay for Life events throughout the city. She highlighted remembering all the lives lost during the September 11, 2001 terrorist attacks.

Mayor Pro Tem Zamora highlighted the Art Walk event. He praised the law enforcement officers who serve the city and also spoke about attending the Raising Cane's ribbon cutting event. Lastly, he spoke about the upcoming anniversary of the September 11, 2001 terrorist attacks.

Mayor Rounds talked about how proud he is working alongside his peers, and thanked staff.

ADJOURNMENT

Mayor Rounds adjourned the meeting at 6:48 p.m. in memory of Roberta Garcia.

_____
William K. Rounds
Mayor

ATTEST:

_____ _____
Fernando N. Muñoz Date
City Clerk

APPROVED:

MINUTES OF THE SPECIAL MEETINGS OF THE CITY COUNCIL

October 8, 2025

CALL TO ORDER
Mayor Rounds called the meeting to order at 12:28 p.m.

ROLL CALL
Members present: Councilmembers Mora, Martin, and Mayor Rounds

Members absent: Councilmember Rodriguez and Mayor Pro Tem Zamora

CITY COUNCIL

PRESENTATIONS
1. STATE OF THE CITY

PUBLIC COMMENTS
There was no one wishing to speak during public comments.

ADJOUNRMENT
Mayor Rounds adjourned the meeting at 1:35 p.m.

_____
William K. Rounds
Mayor

ATTEST:

_____
Fernando N. Muñoz
City Clerk

_____
Date

APPROVED:

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

October 21, 2025

CALL TO ORDER
Mayor Rounds called the meeting to order at 5:05 p.m.

ROLL CALL
Members present: Councilmembers/Directors: Mora (arrived at 5:06 p.m.), Martin, Rodriguez, Mayor Pro Tem/Vice Chair Zamora, and Mayor/Chair Rounds.

Members absent: None.

PUBLIC COMMENTS ON CLOSED SESSION ITEMS
None

1. CLOSED SESSION
CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code Section 54956.8)
Property: 11900 Telegraph Road (Assessor Parcel No. 8009-026-012 & 018)
Agency negotiator: René Bobadilla, City Manager and Cuong Nguyen, Director of Community Development
Negotiating parties: Piograph Venture LLC
Under negotiation: Price and Terms

2. CLOSED SESSION
CONFERENCE WITH LEGAL – ANTICIPATED LITIGATION: One Matter
(Pursuant to Government Code Section 54956.9(d)(2) and 54956.9(e)(1))

3. CLOSED SESSION
CONFERENCE WITH LABOR NEGOTIATORS: One Matter
(Pursuant to California Government Code Section 54957.6)
Agency Designated Representatives: City Manager
Employee organization: Santa Fe Springs City Employees' Association

Mayor Rounds recessed the meeting at 5:06 p.m.

Mayor Rounds reconvened the meeting at 6:14 p.m.

CLOSED SESSION REPORT
Assistant City Attorney, Paloma McEvoy, provided a closed session report: Direction was given to staff, and no reportable action was taken.

INVOCATION
Councilmember Rodriguez led the invocation.

PLEDGE OF ALLEGIANCE
Miss Santa Fe Springs Court led the pledge of allegiance.

INTRODUCTIONS
The following members of the Chamber of Commerce were introduced:
1. John Wilson – SFS Chamber CEO
2. Scott Summerfield – Cascade Pump Company
3. Nico Shubin – Servwel Disposal

PRESENTATIONS

4. PROCLAMATION – RED RIBBON WEEK (PARKS AND RECREATION)

5. PROCLAMATION – BREAST CANCER AWARENESS MONTH, "PAINT THE TOWN PINK" (COMMUNITY SERVICES)

6. WHITTIER POLICE DEPARTMENT – 30TH ANNIVERSARY OF PARTNERSHIP WITH SANTA FE SPRINGS (POLICE SERVICES)

CHANGES TO AGENDA
None.

PUBLIC COMMENTS
The following persons spoke during public comments:
1) Lee Squire

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST
Director of Parks and Recreation, Gus Hernandez spoke about the 1) Halloween Carnival on October 25th, 2025, the 2) Aquatic Center Groundbreaking Ceremony on October 28, 2025, and 3) Collegiate Softball Showcase on Saturday, October 25, 2025.

PUBLIC HEARING – NONE

OLD BUSINESS – NONE

REGULAR BUSINESS – NONE

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

PUBLIC FINANCING AUTHORITY

7. MINUTES OF THE SEPTEMBER 16, 2025 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

1) Approve the minutes as submitted.

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

RECOMMENDATION: It is recommended that the Public Financing Authority:

1) Receive and file the report.

WATER UTILITY AUTHORITY

9. MINUTES OF THE SEPTEMBER 16, 2025 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

1) Approve the minutes as submitted.

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

RECOMMENDATION: It is recommended that the Water Utility Authority:

1) Receive and file the report.

HOUSING SUCCESSOR

11. MINUTES OF THE SEPTEMBER 16, 2025 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

1) Approve the minutes as submitted.

SUCCESSOR AGENCY

12. MINUTES OF THE SEPTEMBER 16, 2025 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

1) Approve the minutes as submitted.

13. AMENDMENT NO. 1 TO AGREEMENT WITH VEHICLE PARKING UNLIMITED (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the Successor Agency:

1) Authorize the City Manager/Executive Director to execute Amendment No. 1 to the agreement with Vehicle Parking Unlimited (VPU) to revise the rent payment and reporting due dates from the first (1st) to the fifth (5th) calendar day of each month; and

2) Authorize the City Manager to take any additional, related action(s) that may be desirable.

CITY COUNCIL

14. MINUTES OF THE SEPTEMBER 16, 2025 CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the minutes as submitted.

15. TREASURER'S REPORT OF INVESTMENTS FOR THE QUARTER ENDING SEPTEMBER 30, 2025 (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

1) Receive and file the report.

16. SECOND READING OF ORDINANCE NO. 1164 – AN ORDINANCE UPDATING THE 2025 EDITION OF THE CALIFORNIA FIRE CODE (FIRE)

RECOMMENDATION: It is recommended that the City Council:

1) Adopt Ordinance No. 1164:

   AN ORDINANCE AMENDING SECTIONS 93.01, 93.03, 93.04 OF CHAPTER 93 (FIRE PREVENTION AND PROTECTION) OF THE SANTA FE SPRINGS MUNICIPAL CODE, TO UPDATE REFERENCES TO, ADOPT, AND ENFORCE THE 2025 EDITION OF THE CALIFORNIA FIRE CODE; and

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

17. STATE HOMELAND SECURITY PROGRAM FUNDS – AWARD OF PURCHASE OF MOTOROLA PORTABLE RADIOS AND ACCESSORIES (FIRE)

RECOMMENDATION: It is recommended that the City Council:

1) Award the purchase to Motorola Solutions, in the amount of $105,363.43 for Portable Radios and related accessories; and

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

18. FIRE STATION HEADQUARTERS OFFICE RENOVATION – FINAL PAYMENT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the Final Payment to RAMCO General Engineering Contractors, Inc. of Sylmar, California for $1,003,783 (Less 5% Retention); and

2) Approve the final contract amount with RAMCO General Engineering Contractors, Inc. in the amount of $1,414,737; and

3) Authorize the City Manager to execute Contract Change Orders Numbers 1-23 in an aggregate amount of $1,010,424; and

4) Appropriate an additional $50,000 from Utility Users Tax (UTT) to the Fire Station Headquarters Office Renovation (PW250007); and

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

19. STAGE ROAD AND ISELI ROAD STREET IMPROVEMENTS – FINAL PAYMENT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Approve the Final Payment to Toro Enterprises, Inc. of Oxnard, California for $921,489 (Less 5% Retention); and

2) Approve the final contract amount with Toro Enterprises Inc., Inc. in the amount of $1,295,421; and

3) Authorize the Director of Public Works to execute Contract Change Orders Nos. 1-3 in an aggregate amount of $90,233; and

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

20. AMENDED AND RESTATED JOINT EXERCISE OF POWERS AUTHORITY AGREEMENT – APPROVAL OF RESOLUTION NO. 9978 (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Adopt Resolution No. 9978, approving the Amended and Restated Joint Exercise of Powers Authority Agreement, as presented; and

2) Authorize the City Manager to execute the Amended and Restated Joint Exercise of Powers Authority Agreement; and

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

21. STREET LIGHT LED CONVERSION PROJECT – CHANGE ORDER APPROVAL (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

1) Authorize the City Manager to execute Change Order No. 3 in the amount of $27,775 for the contract with Yunex, LLC., for additional work; and

2) Authorize an expenditure in the amount of $21,579 for additional supplies for the subject project; and

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

It was moved by Councilmember Rodriguez, seconded by Councilmember Martin, to approve the consent calendar, by the following vote:

Ayes: Mora, Martin, Rodriguez, Zamora, Rounds
Noes: None
Absent: None
Recuse: None

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS
None.

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING
Councilmember Mora encouraged everyone to vote early, commented on the groundbreaking of the Aquatic Center project, and looked forward to the upcoming holidays.

Councilmember Martin commented on State of the City and the great AJUA event. She talked about the Fire Station Open House over the weekend.

Councilmember Rodriguez wished everyone a great evening.

Mayor Pro Tem Zamora talked about the loss of community members Duke Rivera and Paul T. Nakamura. He also talked about the fiber optic agreement with the GCOG and spoke about recent graffiti incidents.

Mayor Rounds promoted the city-wide events in October and the direction of the city. He talked about the Lantern Tours and praised Assemblymember Blanca Pacheco’s Office for recognition of local veterans.

ADJOURNMENT

Mayor Rounds adjourned the meeting at 7:17 p.m. to November 5, 2025 in memory of Leon Noggle.

_____
William K. Rounds
Mayor

ATTEST:

_____ _____
Fernando N. Muñoz Date
City Clerk

ITEM # 13

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

BY: Fernando N. Muñoz, City Clerk

SUBJECT: **RESOLUTION NO. 9983 – ESTABLISHING A CITY COUNCIL MEETING SCHEDULE FOR CALENDAR YEAR 2026**

DATE: November 5, 2025

RECOMMENDATION(S):

It is recommended that the City Council:

1) Adopt Resolution No. 9983:

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ESTABLISHING A CITY COUNCIL MEETING SCHEDULE THROUGH CALENDAR YEAR 2026.

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

FISCAL IMPACT

N/A

BACKGROUND

Government Code section 36805 provides that the City Council shall hold regular meetings at least once a month at times fixed by resolution or ordinance. The attached resolution sets forth a City Council meeting schedule proposed by City staff, including dates and the start times of meetings (5:00 p.m. for any closed sessions; 6:00 p.m. for open sessions). Adoption of this resolution will help City staff plan for City Council meetings through 2026 and provide transparency to the public.

ENVIRONMENTAL

N/A

SUMMARY/NEXT STEPS

Adoption of Resolution No. 9983 will allow City staff to plan for meetings and provide public transparency.

ATTACHMENT(S):

A. Resolution No. 9983

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

RESOLUTION NO. 9983

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ESTABLISHING A CITY COUNCIL MEETING SCHEDULE THROUGH CALENDAR YEAR 2026

WHEREAS, Government Code section 36805 provides that the City Council shall hold regular meetings at least once a month and allows for the fixing of those times by resolution; and

WHEREAS, the City Council adopted Ordinance No. 1139 amending Section 30.15 of the Code of Santa Fe Springs to provide that the times for City Council meetings shall be set by resolution.

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

Section 1. The dates for regular City Council meetings through calendar year 2026 shall be as follows:

January 13, 2026
January 20, 2026
February 3, 2026
February 17, 2026
March 3, 2026
March 17, 2026
April 7, 2026
April 21, 2026
May 5, 2026
May 19, 2026
June 2, 2026
June 16, 2026
July 7, 2026
August 18, 2026
September 1, 2026
September 15, 2026
October 6, 2026
October 20, 2026
November 4, 2026
December 8, 2026

Section 2. Nothing herein shall preclude the City Council from holding an adjourned regular meeting, special meeting, or emergency meeting pursuant to state law. Nothing herein shall preclude the City Clerk from canceling a regular meeting, adjourned regular meeting, or special meeting should there not be a quorum present at such meeting.

Section 3. The time of regular meetings of the City Council shall be as follows:

A. If there is a closed session or study session scheduled on the agenda, the regular meeting shall be scheduled to start at 5:00 p.m. and open session shall start at 6:00 p.m.
B. If there is no closed session or study session scheduled on the agenda, the regular meeting shall be scheduled to start at 6:00 p.m.

APPROVED AND ADOPTED on this 5th day of November, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

William K. Rounds, Mayor

ATTEST:

Fernando N. Muñoz, City Clerk

ITEM # 14

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

BY: Debbie Ford, Human Resources Manager

SUBJECT: **RESOLUTION NO. 9982 – DELEGATING AUTHORITY TO THE CITY MANAGER FOR DETERMINING INDUSTRIAL DISABILITY RETIREMENT FOR LOCAL SAFETY MEMBERS UNDER THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS)**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

1) Adopt Resolution No. 9982 – delegating authority to the City Manager for determining Industrial Disability Retirement for Local Safety Members under the California Public Employees' Retirement System (CalPERS).

FISCAL IMPACT

N/A

BACKGROUND

The California Public Employees' Retirement System (CalPERS) allows Industrial Disability Retirement for Local Safety Members to be determined by either the governing body or an official delegate appointed by the governing body. Historically, staff has presented resolutions for approval to the City Council for Industrial Disability Retirement of a Local Safety Member, which includes confidential medical and personnel information.

Government Code section 21156(a)(2) provides that the board or governing body of the contracting agency shall make a determination on a member's disability retirement on the basis of competent medical opinion and shall not use disability retirement as a substitute for the disciplinary process. Government Code section 21156(b)(1) provides that the

governing body of a contracting agency upon receipt of request of the board pursuant to Government Code section 21154 shall certify to the board its determination under this section that the member is or is not incapacitated. Local Safety agencies will make a medical determination for both disability retirement and industrial disability retirement. Government Code Section 21173 allows the governing body of a contracting agency to delegate any authority or duty conferred or imposed to a subordinate officer subject to conditions it may impose.

Delegating the authority to determine an Industrial Disability Retirement to the City Manager is consistent with other cities. Staff will continue to follow all CalPERS application and determination requirements. It is appropriate that the medical and personnel information included in an Industrial Disability Retirement application be kept confidential and delegating the decision-making authority to the City Manager would eliminate the need to bring forth these applications.

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

The current process requires the City Council to review sensitive and confidential medical, and personnel information related to a safety member's disability retirement application. Delegating this authority to the City Manager would provide a protection of privacy, increased efficiency and procedural consistency. Delegating the authority to determine an Industrial Disability Retirement to the City Manager is consistent with other cities.

SUMMARY/NEXT STEPS

Staff recommends that the City Council approved Resolution No. 9982. Upon approval, the Human Resources Office will file the resolution with CalPERS.

ATTACHMENT(S):

A. Resolution No. 9982

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

APPROVED:
ITEM NO.:

RESOLUTION NO. 9982

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DELEGATING AUTHORITY TO THE CITY MANAGER FOR DETERMINING INDUSTRIAL DISABILITY RETIREMENT FOR LOCAL SAFETY MEMBERS UNDER THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS)

WHEREAS, the City of Santa Fe Springs (herein referred to as Agency) is a contracting agency of the California Public Employees' Retirement System.

WHEREAS, the Public Employees' Retirement Law requires that contracting agency determine whether an employee of such agency in employment in which he/she is classified as a local safety member is disabled for purposes of the Public Employees' Retirement Law and such disability is "industrial" within the meaning of such Law:

WHEREAS, the City Council of Santa Fe Springs has determined upon legal advice that it may delegate authority under Government Code section 21173 to make such determination to the incumbent of the office/position of City Manager.

NOW, THEREFORE, BE IT RESOLVED: that the City Council of Santa Fe Springs delegate and it does hereby delegate to the incumbent of the office/position of City Manager, authority to make application on behalf of the Agency pursuant to Government Code section 21152(c) for disability retirement of all employees and to initiate requests for reinstatement of such employees who are retired for disability;

BE IT FURTHER RESOLVED that the City Council of Santa Fe Springs delegate and it does hereby delegate to the incumbent of the office/position of City Manager authority to make determinations of disability on behalf of the Agency under Government Code section 21156 and whether such disability is industrial and to certify such determinations and all other necessary information to the California Public Employees' Retirement System.

APPROVED and ADOPTED this **5th** day of **November**, **2025** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
William K. Rounds, Mayor

APPROVED:
ITEM NO.:

ATTEST:

_____
Fernando N. Muñoz, City Clerk

ITEM # 15

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

BY: Maricela Balderas, Director of Community Services

SUBJECT: **APPROVE THE LIBRARY COLLECTION DEVELOPMENT POLICY**

DATE: November 5, 2025

RECOMMENDATION(S):

It is recommended that the City Council:

1) Approve the Library's new Collection Development Policy; and

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

FISCAL IMPACT

N/A

BACKGROUND

The California Freedom to Read Act (A.B. 1825) was enacted in 2024 in response to a growing wave of book challenges and censorship efforts in libraries across the nation. The Act affirms that public libraries are essential spaces for free access to information and diverse perspectives and reinforces the constitutional principles of free expression and the right to receive information. For librarians, the law establishes clear expectations: library collections and programs must reflect a broad range of viewpoints and reconsideration processes must be transparent, ensuring that California's public libraries remain open, inclusive, and representative of the communities they serve.

ANALYSIS

Under the Act, every public library in the state must adopt a written policy governing the selection and use of library materials and facilities. This policy must be made publicly accessible and maintained as a condition for receiving state funding. The law explicitly

prohibits libraries and their governing bodies from restricting or banning materials based on their topics, viewpoints, or the ideas they express. It also bars the exclusion of materials solely because of the race, nationality, gender identity, sexual orientation, religion, disability, political affiliation, or socioeconomic status of the author, subject, or intended audience. The Act also requires that public libraries must have a clear, written, and publicly accessible process for the reconsideration or removal of materials. This means that no book, media item, or resource can be removed arbitrarily or in response to external pressure without first going through the library's official review process. A draft of the new Policy was sent to the State Library for preliminary approval and the State Library advised us that the new policy meets the legal requirements.

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

Upon approval of the Council, the Library Services Manager will post the Policy to the Library's web site and send the link to the policy to the State Library, fulfilling our legal obligation.

ATTACHMENT(S):

A. Library Collection Development Policy

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

Santa Fe Springs City Library
Community Services Department, City of Santa Fe Springs
Collection Development Policy

Table of Contents – Section Numbers

1. Mission Statement
2. Purpose of Collection Development Policy
3. Collection Development Guidelines
4. Methodology
5. Selection Criteria
6. Maintenance of Library Materials
7. Criteria for Weeding and Withdrawal
8. Collection Audits
9. Patron Recommendations, Reconsiderations and Requests
10. Gifts, Donations and Memorials
11. Appendix

1. Mission Statement

   The mission of the Library and Cultural Services Division of the City of Santa Fe Springs ("City") Department of Community Services is to promote education and literacy, provide access to information resources, preserve local history, and foster social and cultural experiences through Library programming for all members of the community to contribute to their quality of life.

2. Purpose of Collection Development Policy

   The purpose of this Collection Development Policy is to guide Library staff in the development, management, maintenance, selection, and deselection of materials in the Library's collection. This policy outlines the components of the collections, the types of materials included, and the procedures for making collection management decisions. Additionally, this document is made publicly available to inform City residents and patrons about the guidelines that govern the selection process.

3. Collection Development Guidelines

   a. Selection of Library materials and resources is the responsibility of active professional staff of the Library. Other staff members and the public may recommend materials for consideration, but those materials are subject to review. All librarians reserve the right to approve or reject recommendations in accordance with the guidelines set forth in this Collection Development Policy.
   b. Though this document serves as a guide for collection development, it does not supersede the judgment of any Library professionals or staff. Final decisions on collection development are made on a case-by-case basis, subject to the requirements of local, state, and/or federal law.
   c. The Library will comply with all requirements of a collection development policy outlined in California Assembly Bill ("AB") 1825 ("California Freedom to Read Act") passed in 2024 (See Appendix D). These include, but are not limited to:
      i. Establishing a process for community members to share their concerns regarding materials in the Library's collection and to request that materials be reconsidered for inclusion in the Library's collection;
      ii. Ensuring that the Library's collection meets the broad and diverse interests of the community and respects both the Library's autonomy and their specific community needs;
      iii. Acknowledging that materials in the Library's collection should be provided for the interest, information, and enlightenment of all people, and should present diverse points of view in the collection as a whole; and

         Acknowledging the right of the public to receive access to a range of social, political, aesthetic, moral, and other ideas and experiences.

4. Methodology

a. Librarians and other Library staff receive extensive professional training to develop and curate collections to meet the broad and diverse interests of the community, which include, but are not limited to, literary value and developmental appropriateness of material.
b. The selection and maintenance of any materials or resources in the Library does not constitute an endorsement of the ideologies, beliefs, or opinions contained within them by the Library, the City, or staff. Library staff is trained to not impose their own thoughts and opinions on which ideas in materials are right, but to make knowledge and ideas available so that people have the freedom to choose what to read.
c. The selection of materials is based on professional staff expertise, staff and patron recommendations, professional and popular media reviews, and evaluation of review copies from publishers. The Library reserves the right to select materials that are to be used in house only.
d. Special Collections found in the Library, including, but not limited to, World Language, Business and Literacy Collections, are subject to the guidelines and methodologies outlined in this document.

5. Selection Criteria

a. All selection decisions are guided by collection needs and interests that support the Library as an educational and community center.
   The Library will curate public collections that represent the diverse racial, cultural and ideological experiences of its patrons and surrounding communities.
b. Selection of a material in the Library's collection is not influenced by its accessibility to all ages. Parents, legal guardians and caretakers are responsible for their child's use of materials.
c. A single standard does not apply to all selection decisions. Materials may be chosen based on recreational needs, artistic merit, historical significance, scholarship or value to humanity.
d. Budget, space and availability limitations may affect the Library's ability to purchase or maintain new or existing materials.
e. The Library will not remove any materials from public use based on the author's race, nationality, or their political, social, or religious beliefs.
f. The Library will not remove any materials from public use based on protected themes, subjects or topics that are in opposition to an individual's opinion. These include but are not limited to race, gender, sexual orientation, religion, culture, race, or language.
g. The Library does not purchase the following items: textbooks, collectables, family genealogies and costly books of little demand.

6. Maintenance of Library Materials

a. The Library defines material maintenance as processing new items, providing protective coverings, applying labels, and managing MARC records.
b. Materials added to the public collection must be processed to ensure maximum shelf life under normal use.
c. Light to moderately damaged materials may be mended by Library staff to extend shelf life.
d. Library material maintenance is under the direction of the Technical Services sub-division of the Library.
e. The Technical Services sub-division reserves the right to edit a material's MARC record and digital holding for improved clarity, identification and retrieval.

7. Criteria for Weeding

a. Weeding is the process of removing items from the Library's collection that no longer meet the requirements of the Library's Collection Development Policy. It is an essential part of maintaining the Library collection. Items that can no longer be circulated for physical or informational reasons are removed to ensure that the collection remains current, accurate, and reflective of the needs of the growing community. The following criteria are used in selecting materials for weeding:
    i. The current condition of the item;
    ii. Damages to the item;
    iii. Number of copies in the collection;
    iv. Relevance to the needs and interests of the community;
    v. Current demand and frequency of use;
    vi. Accuracy and timeliness;
    vii. Harmful and/or factually inaccurate representations of protected groups;
    viii. Historical significance or academic merit;
    ix. Availability of updated, improved or newer editions; and
    x. Space availability.
b. The replacement of materials that are weeded is not automatic nor guaranteed. The following are considered when determining the need for the replacement of materials:
    i. Current demand;
    ii. Existence of adequate coverage of the subject;
    iii. Demand for the specific title or for material in that subject area; and
    iv. Existence of a newer format or version.
c. Items withdrawn from the Library's collection are donated to the Library Book Sale or to Better World Books for reuse and recycling. Materials unsuited for reuse are discarded or recycled. The Library cannot accept requests to hold weeded items.

8. Collection Audits

a. Collection audits are regular evaluations of the Library's collection to ensure they align with the Library's mission statement and meet the standards outlined in this Collection Development Policy.
b. The Library conducts two types of audits, Information/Subject-Based Audits and Diversity Audits, described below:
    i. Information/Subject-Based Audits are conducted to assess the Library's collection in terms of the scope and range of information available. As a vital informational hub for the community, the Library strives to provide as broad a spectrum of information as possible. This type of audit is conducted yearly and helps staff identify potential gaps in subject matter that need to be addressed.
    ii. Diversity Audits are conducted to evaluate the Library's collection in terms of diversity and inclusion. Professional staff review the representation of marginalized groups in the Library's collection to ensure the inclusion of a variety of cultures, beliefs, and viewpoints. These audits are performed yearly to ensure that the Library's collection aligns with the guidelines set forth in this Collection Development Policy.

9. Patron Recommendation, Reconsideration, and Reclassification Requests

a. Only city residents with a valid Library account may request that materials that are not presently available at the Library be purchased for the Library's collection. Each request is reviewed and evaluated to ensure its adherence to this Collection Development Policy and its accuracy and merit. Library staff cannot guarantee all requests will be approved.
    i. Recommendations requests may be submitted to Library staff using the Suggest a Purchase Form (Appendix A).
    ii. Library staff reserve the right to decline a request made that does not align with Collection Development Policy requirements and applicable law, community interests, and/or demand.
b. Only city residents with a valid Library account may request items to be removed from or reclassified in the Library's collection. Contested items will be reviewed against this Collection Development Policy to ensure they meet all requirements.
    i. Requests that materials be reconsidered for inclusion in the Library's collection may be submitted to Library staff using the Request for Reconsideration Form (Appendix B).
    ii.
    iii. Reclassification requests may be submitted to Library staff using the Request for Reclassification Form (Appendix C).

iv. No materials will be removed from the Library's collection before the completion of a review and evaluation of the material(s) by Library staff in accordance with this Collection Development Policy.

v. The Library retains the right to keep contested items accessible to the public both during and after evaluation, provided that Library staff ultimately determines that the materials contested comply with this Collection Development Policy .

vi. Items requested for reconsideration or reclassification must be read in its entirety by the individual submitting the form. Failure to do so may result in a denial of the request.

vii. Once an item has been reviewed, it is not eligible for reconsideration for a period of five years.

viii. All requests for reconsideration or reclassification will be reviewed by the Library Manager. Further consideration will be given to the Community Services Director, City Manager, and City Council.

10. Gifts, Donations and Memorials

a. The Library accepts donations of books and other materials, understanding that the same selection guidelines for purchased materials set forth in this Collection Development Policy also apply to gifts and donations.
b. Acceptance of donated items is at the discretion of the acting Library supervisor on duty. The Library reserves the right to accept or reject gifts and donations.
c. Donations and gifts accepted by the Library are owned and controlled by the Library. Staff retain the right to use, store, keep, or remove items as they see fit, subject to the requirements of this Collection Development Policy.
d. Donated or gifted items will not be returned to the donor. Unused gifts and donations may be added to the Library Book Sale, utilized for Library programs or services, discarded, or disposed of.
e. Collections of donated or gifted materials may not be kept together. The Library may be unable to accept gifts with this requirement.
f. The Library does not evaluate or appraise gift materials for tax purposes.

11. Appendices

This Collection Development Policy includes:

Appendix A. Suggest a Purchase Form
Appendix B. Request for Reconsideration Form
Appendix C. Request for Reclassification Form
Appendix D. California Freedom to Read Act (AB 1825)

This policy replaces any previous policy regarding collection development in the Library.

Reviewed by City Attorney's Office _____

Implemented _____

Appendix A

CITY OF SANTA FE SPRINGS

Santa Fe Springs City Library
Suggest a Purchase

We invite you to complete the form below to submit your suggested titles. Please include details such as the author, publication date, and ISBN, as well as your preferred formats. We appreciate your input, and all recommendations will be carefully evaluated for potential acquisition in line with our Collection Development Policy criteria.

Requester Information

Resident Name

_____ _____

First Name Last Name

Phone _____ Email _____

Library Card #_____

Purchase Request

Title

_____

Author

_____ _____

First Name Last Name

ISBN # _____ Publisher _____

Publication Date _____ Edition (optional) _____

This is a

__ Book __ Book on CD __ Audiobook
__ eBook __ Movie __ Videogame
__ Board game

Please detail why this title should be purchased.

*An additional piece of paper can be attached to the back of this form if more space is required.

Appendix B

CITY OF SANTA FE SPRINGS

Santa Fe Springs City Library
Request for Reconsideration

Please initial the below statements to verify you are eligible to submit this form:

___ I have read the book that I am requesting for reconsideration in its entirety before submitting this form.

___ I am a resident of the City of Santa Fe Springs, California.

___ I have a valid Santa Fe Springs City Library Card in good standing.

Requester Information

Resident Name

_____ _____

First Name Last Name

Phone _____ Email _____

Library Card #_____

Reconsideration Request

Title

_____

Author

_____ _____

First Name Last Name

Material Type _____ Item Barcode _____

Call Number _____

Please detail why this item should be reconsidered for inclusion in the Library's collection. Provide as much detail as possible.

*An additional piece of paper can be attached to the back of this form if more space is required.

Appendix C

CITY OF SANTA FE SPRINGS

Santa Fe Springs City Library
Request for Reclassification

Please initial the below statements to verify you are eligible to submit this form:

___ I have read the book that I am requesting for reclassification in its entirety before submitting this form.

___ I am a resident of the City of Santa Fe Springs, California.

___ I have a valid Santa Fe Springs City Library Card in good standing.

Requester Information

Resident Name

_____ _____

First Name Last Name

Phone _____ Email _____

Library Card #_____

Reconsideration Request

Title

_____

Author

_____ _____

First Name Last Name

Material Type _____ Item Barcode _____

Call Number _____

Current Classification _____ Requested Classification _____

Please detail why this title should be reclassified. Provide as much detail as possible.

*An additional piece of paper can be attached to the back of this form if more space is required.

Appendix D

AB-1825 California Freedom to Read Act.
Assembly Bill No. 1825
CHAPTER 941

An act to add Chapter 10 (commencing with Section 19800) to Part 11 of Division 1 of Title 1 of the Education Code, relating to libraries.

[Approved by Governor September 29, 2024. Filed with Secretary of State September 29, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1825, Muratsuchi. California Freedom to Read Act.

Existing law establishes a public library system, including school libraries, unified school district and union high school district public libraries, municipal libraries, county free libraries, the California State Library, and library districts. Under existing law, the Legislature declares that the public library is, among other things, a source of information and inspiration to persons of all ages, cultural backgrounds, and economic statuses.

This bill would require every public library jurisdiction, as defined, that directly receives any state funding to establish, adopt, and maintain a written and publicly accessible collection development policy for its libraries by January 1, 2026, as specified. The bill would require the collection development policy to, among other things, (1) guide the selection and deselection of library materials, as defined, and (2) establish a process for community members to share their concerns regarding library materials and request materials be reconsidered for inclusion in the library's collection.

The bill would require the adopted policy to be sent to the State Librarian, and would authorize the State Librarian or their designee to provide technical assistance to public libraries in developing their collection development policy.

The bill would prohibit the governing board or body of a public library, or any body or commission designated to review the procurement, retention, or circulation of, or access to, library materials, from (1) proscribing the circulation or procurement of, or access to, library materials in a public library because of the topic addressed by the library materials or because of the views, ideas, or opinions contained in materials or (2) creating policies or procedures that limit or restrict access to library materials offered by the public library, except as provided. The bill would also prohibit library materials in a public library from being excluded, and access to library materials from being limited, solely on the bases of (1) specified protected characteristics of a subject of the library materials, an author of the materials, the sources of the library materials, or the perceived or intended audience for the library materials, (2) that the materials contain inclusive and diverse perspectives, or (3) that the materials may include sexual content, except as provided. The bill would provide that a person's right to use a public library and its resources shall not be denied or abridged solely because of personal characteristics, age, background, or views.

The bill would prohibit a librarian, library media specialist, other employee, or contractor at a public library from being subject to termination, demotion, discipline, or retaliation for (1) refusing to remove a library material before it has been reviewed in accordance with the public library's process for reconsideration of library materials or (2) making displays, acquisitions, or programming decisions that the employee believes, in good faith, are in accordance with the bill's provisions.

The bill would provide that these provisions apply to a public library, as defined, including any public library operated on a contractual basis, or operated by a city, including a general law or charter city, county, special district, or joint powers authority, except that these provisions do not apply to any school library, as defined, or any library operated by the governing board of a school district, a county board of education, or the governing body of a charter school. To the extent these provisions impose additional duties on public libraries, the bill would create a state-mandated local program.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

DIGEST KEY
Vote: MAJORITY Appropriation: NO Fiscal Committee: YES Local Program: YES

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Chapter 10 (commencing with Section 19800) is added to Part 11 of Division 1 of Title 1 of the Education Code, to read:

CHAPTER 10. California Freedom to Read Act

19800. This chapter shall be known, and may be cited, as the California Freedom to Read Act.

19801. The Legislature finds and declares all of the following:

(a) Libraries are essential for information, education, and enlightenment of all people of the community the library serves.

(b) Libraries provide access to books that offer teachable moments for readers of all ages and expand our understanding of people with different backgrounds, ideas, and beliefs.

(c) A person's right to use a library should not be denied or abridged solely because of personal characteristics, age, background, or views.

(d) Removing and banning books from public libraries are dangerous acts of government censorship and erode our country's commitment to freedom of expression and the right to receive information.

(e) Librarians are professionals trained to not impose their own thoughts and opinions on which ideas are right, but to make knowledge and ideas available so that people have the freedom to choose what to read.

(f) Librarians and library staff receive extensive professional training to develop and curate collections to meet the broad and diverse interests of their communities, which include, but are not limited to, literary value and developmental appropriateness of material.

19802. (a) (1) Every public library jurisdiction that directly receives any state funding, including, but not limited to, state funding pursuant to this part, shall establish, adopt, and maintain a written and publicly accessible collection development policy for its public libraries by January 1, 2026, and shall submit that collection development policy to the State Librarian. The State Librarian or their designee may provide technical assistance to public libraries in developing their collection development policy. The collection development policy, at a minimum, shall do all of the following:

(A) Establish a process for community members to share their concerns regarding library materials and to request that library materials be reconsidered for inclusion in the library's collection.

(B) Guide the selection and deselection of library materials.

(C) Acknowledge that the public library's collection meets the broad and diverse interests of the community and respect both the library's autonomy and their specific community needs.

(D) Establish that the public library serves as a center for voluntary inquiry and the dissemination of information and ideas.

(E) Acknowledge that library materials should be provided for the interest, information, and enlightenment of all people, and should present diverse points of view in the collection as a whole.

(F) Acknowledge the right of the public to receive access to a range of social, political, aesthetic, moral, and other ideas and experiences.

(2) A librarian, library media specialist, other employee, or contractor at a public library shall not be subject to termination, demotion, discipline, or retaliation for either of the following:

(A) Refusing to remove a library material before it has been reviewed in accordance with the public library's process for the reconsideration of library materials established pursuant to subparagraph (A) of paragraph (1).

(B) Making displays, acquisitions, or programming decisions that the employee or contractor believes, in good faith, are in accordance with the requirements of this section.

(b) (1) The governing board or body of a public library, or any body or commission designated to review the procurement, retention, or circulation of, or access to, library materials, shall not proscribe or prohibit the circulation or procurement of, or access to, any library materials in a public library because of the topic addressed by the materials or because of the views, ideas, or opinions contained in those materials.

(2) (A) Library materials in public libraries shall not be excluded, and access to library materials shall not be limited, solely on the bases of any of the following:

(i) The race, nationality, gender identity, sexual orientation, religion, disability, political affiliation, or any other characteristic listed in subdivision (a) of Section 12940 of the Government Code, or the socioeconomic status of a subject of the library materials, an author of the library materials, the source of the library materials, or the perceived or intended audience for the library materials.

(ii) The library materials contain inclusive and diverse perspectives.

(iii) The library materials may include sexual content, unless that content qualifies as obscene under United States Supreme Court precedent.

(B) This paragraph does not apply to library materials excluded, or for which access is limited, pursuant to a library maintenance and deaccession policy.

(3) The governing board or body of a public library, or any body or commission designated to review the procurement, retention, or circulation of, or access to, library materials, shall not create policies or procedures that limit or restrict access to library materials offered by the public library unless the policies or procedures are adopted to preserve the safety or security of the library materials, are time, place, and manner restrictions not based on the content of materials, or are programs that provide for the effective management of the library and its resources to preserve access for all library users.

(c) A person's right to use a public library and its resources shall not be denied or abridged solely because of personal characteristics, age, background, or views.

(d) All people, regardless of personal characteristics, age, background, or views, possess a right to privacy and confidentiality in the materials they borrow from libraries.

(e) This section applies to a public library, as defined in Section 18015, including any public library operated on a contractual basis, or by a city, including a general law or charter city, county, special district, or joint powers authority, except that it does not apply to any school library, as defined in Section 18710, or any library operated by the governing board of a school district, a county board of education, or the governing body of a charter school.

(f) For purposes of this section, the following definitions apply:

(1) “Library materials” includes, but is not limited to, books, periodicals and serials, audio materials, audiovisual materials, instructional materials, maps, databases, government documents, records, photographs, and all other similar materials, whether in tangible or electronic form. “Library materials” does not include hardware, tools, instruments, computers, appliances, or other items that are not for the primary purpose of conveying ideas or information.

(2) “Public library jurisdiction” means a county, city and county, city, or any district that is authorized by law to provide public library services and that operates a public library described in subdivision (e).

SEC. 2. The Legislature finds and declares that ensuring public libraries are free of censorship is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Section 1 of this act adding Chapter 10 (commencing with Section 19800) to Part 11 of Division 1 of Title 1 of the Education Code applies to all cities, including charter cities.

SEC. 3. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

ITEM # 16

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

BY: Chad Van Meeteren, Fire Chief

SUBJECT: **ADOPTION OF RESOLUTION NO. 9984, APPROVING THE 2025 LOCAL HAZARD MITIGATION PLAN FOR THE CITY OF SANTA FE SPRINGS**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

1) Adopt Resolution No. 9984, approving the 2025 Local Hazard Mitigation Plan ("LHMP") for the City of Santa Fe Springs ("City"); and

2) Direct staff to transmit proof of adoption of Resolution No. 9984 to the Federal Emergency Management Agency ("FEMA") for final approval; and

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

FISCAL IMPACT

There is no fiscal impact associated with the adoption of the 2025 Local Hazard Mitigation Plan.

Additionally, adoption of the LHMP ensures that the City remains eligible to apply for and receive federal and state hazard mitigation funding through programs such as the FEMA Hazard Mitigation Grant Program and the Flood Mitigation Assistance Program.

BACKGROUND

The Disaster Mitigation Act of 2000 amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act by adding Section 322, which requires local governments to develop and adopt a Local Hazard Mitigation Plan as a condition of eligibility for federal

hazard mitigation funding. The regulations implementing this requirement are found in Title 44 of the Code of Federal Regulations, Part 201.

The City last adopted its LHMP in 2018. To maintain compliance with federal and state requirements, the City initiated a comprehensive update of the LHMP in 2024.

Fire-Rescue staff contracted with Jacob Green and Associates, a Southern California-based consulting firm, to prepare the City's updated LHMP. Fire-Rescue staff applied for and were awarded grant funds through the FEMA Hazard Mitigation Grant Program to cover all costs associated with this update, including the full scope of work provided by Jacob Green and Associates.

The 2025 LHMP identifies twelve hazards of concern: Extreme Heat, Drought, Earthquake, High Wind and Storms, Fire, Power Outage, Cyberattack and Information Technology Disruption, Flooding, Dam Failure, Terrorism, and Infectious Disease and Pandemic.

The draft plan was submitted to the California Governor's Office of Emergency Services and FEMA for review in June 2025. On September 17, 2025, FEMA determined that the LHMP is Approvable Pending Adoption, pending formal adoption by the City Council. Once adopted, the LHMP will receive final approval from FEMA, maintaining the City's eligibility for future federal mitigation funding.

ANALYSIS

The 2025 LHMP provides a comprehensive and proactive strategy to reduce risks associated with natural and human-caused hazards. The LHMP aligns with federal, state, and regional guidance, including the Disaster Mitigation Act of 2000, the Federal Emergency Management Agency Local Mitigation Planning Policy Guide, and California Government Code Section 65302(g), which requires the integration of hazard mitigation and climate adaptation into local planning.

The LHMP incorporates updated hazard data, climate projections, and equity considerations consistent with guidance from the California Governor's Office of Emergency Services. It also aligns with the City's broader planning framework, including the General Plan Safety Element, the Emergency Operations Plan, and the Capital Improvement Program.

Approval of the 2025 LHMP will:

- Demonstrate the City's ongoing commitment to proactive hazard risk reduction and community resilience.

- Ensure continued eligibility for federal and state hazard mitigation funding opportunities.

- Provide a framework for integrating hazard mitigation into land use, infrastructure, and emergency preparedness planning.

- Enhance the safety, sustainability, and resilience of the Santa Fe Springs community.

ENVIRONMENTAL

The adoption of the 2025 LHMP is not considered a project under the California Environmental Quality Act because it does not directly result in a physical change to the environment or commit the City to a specific project. Therefore, no environmental review is required.

DISCUSSION

N/A

SUMMARY/NEXT STEPS

Following adoption, Fire-Rescue staff will transmit the signed resolution and proof of adoption to the California Governor's Office of Emergency Services and FEMA for final approval. Once approved, the 2025 LHMP will serve as the City's official hazard mitigation strategy through 2030. Fire-Rescue staff and other City departments will begin aligning capital projects, planning efforts, and grant applications with the mitigation priorities identified in the plan, while conducting annual progress reviews and preparing the next required plan update in 2030.

ATTACHMENT(S):

A. Resolution No. 9984
B. City of Santa Fe Springs 2025 Local Hazard Mitigation Plan
C. FEMA Approvable Pending Adoption Letter

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

APPROVED:
ITEM NO.:

RESOLUTION NO. 9984

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPTING THE 2025 LOCAL HAZARD MITIGATION PLAN

WHEREAS, the City of Santa Fe Springs ("City") recognizes that the community is exposed to a wide range of natural and human-caused hazards that have the potential to cause significant harm to people, property, and the local economy; and

WHEREAS, undertaking sustained hazard mitigation actions will reduce the potential for loss of life, property damage, and disruption to essential community services caused by future hazard events; and

WHEREAS, the United States Congress passed the Disaster Mitigation Act of 2000, emphasizing the need for pre-disaster planning and hazard mitigation measures that are cost-effective and proactive; and

WHEREAS, the Disaster Mitigation Act of 2000 requires state and local governments to develop and adopt a Local Hazard Mitigation Plan as a condition of eligibility for certain federal disaster assistance and hazard mitigation funding; and

WHEREAS, the City's Fire-Rescue Department contracted with Jacob Green and Associates to prepare the City's 2025 Local Hazard Mitigation Plan ("LHMP"); and

WHEREAS, Fire-Rescue staff applied for and were awarded grant funds through the Federal Emergency Management Agency ("FEMA") Hazard Mitigation Grant Program to cover all costs associated with the preparation and update of the LHMP; and

WHEREAS, the City fully participated in the federally prescribed mitigation planning process to prepare its updated 2025 LHMP, which identifies twelve hazards of concern and outlines strategies to reduce the impacts of future hazard events; and

WHEREAS, the California Governor's Office of Emergency Services and FEMA, Region IX, have reviewed the City's 2025 LHMP and have determined it to be Approvable Pending Adoption by the City Council; and

WHEREAS, adoption of the 2025 LHMP demonstrates the City's ongoing commitment to hazard risk reduction, public safety, and community resilience, and fulfills the federal and state requirements of the Disaster Mitigation Act of 2000 and California Government Code Section 65302(g); and

WHEREAS, the City desires to incorporate the adopted 2025 LHMP by reference into the Safety Element of its General Plan, consistent with the provisions of Assembly Bill 2140, further strengthening the City's long-term hazard mitigation and emergency preparedness programs.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santa Fe Springs hereby adopts the 2025 Local Hazard Mitigation Plan as the City's official hazard mitigation strategy.

BE IT FURTHER RESOLVED that the City Council of the City of Santa Fe Springs directs City staff to submit the adopted LHMP and this resolution to the California Governor's Office of Emergency Services and FEMA for final approval, in accordance with the requirements of the Disaster Mitigation Act of 2000.

BE IT FURTHER RESOLVED that upon final approval by FEMA, the 2025 LHMP shall remain in effect for a period of five years, during which the City will monitor progress, review priorities annually, and update the plan as required to maintain federal compliance and funding eligibility.

BE IT FINALLY RESOLVED that the City Clerk shall certify to the passage and adoption of this resolution.

APPROVED and ADOPTED this 5th day of November, **2025** by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
William K. Rounds, Mayor

ATTEST:

_____
Fernando N. Muñoz, City Clerk



CITY OF
SANTA FE SPRINGS

2025
Local Hazard Mitigation Plan Update

PREPARED BY
JACOB GREEN AND ASSOCIATES
13217 JAMBOREE RD
TUSTIN, CA 92782

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CITY OF SANTA FE SPRINGS 2025 LOCAL HAZARD MITIGATION PLAN UPDATE I

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INTRODUCTION

This document serves as the City of Santa Fe Springs' Local Hazard Mitigation Plan (LHMP) update for 2025. Hazard mitigation plans are designed to guide communities in reducing the adverse impacts of natural and human-caused hazards by identifying vulnerabilities and implementing strategies to enhance resilience. The preparation and adoption of an LHMP also provides eligibility for Federal Emergency Management Agency (FEMA) grant programs, allowing the City to secure funding for mitigation projects outlined in the plan.

FEMA requires that LHMPs be updated every five (5) years to maintain eligibility for hazard mitigation funding and ensure that the plan reflects current risks, vulnerabilities, and best practices. Santa Fe Springs' previous LHMP update was completed in 2018. This 2025 update includes significant revisions, aligning with FEMA's latest guidance, which emphasizes adaptation to future climate conditions and consideration of equity for vulnerable populations.

Structure of the 2025 LHMP Update

The 2025 Santa Fe Springs LHMP Update consists of the following sections:

- An overview of hazard mitigation planning, its purpose, and benefits to the community.
- A profile of Santa Fe Springs, detailing its history, climate, demographics, infrastructure, and vulnerable communities.
- An in-depth examination of identified hazards, which were selected in collaboration with City officials and stakeholders. These include:
    - Extreme heat
    - Drought
    - Earthquake
    - High wind/storms
    - Fire
    - Power outage
    - Cyberattack/IT disruption
    - Flooding
    - Dam failure
    - Terrorism
    - Infectious disease/pandemic
- An assessment of Santa Fe Springs' capabilities to mitigate these hazards, including an evaluation of local policies, emergency response resources, land use regulations, and interagency coordination efforts.
- A prioritized list of potential mitigation actions, along with strategies to enhance implementation, funding opportunities, and community engagement.

- A description of the LHMP planning process, including stakeholder involvement, public outreach efforts, and integration with existing city and regional plans.
- A plan for maintaining and updating the LHMP, ensuring that it remains a living document that continues to support Santa Fe Springs' resilience goals.

Plan Submission and Approval

The 2025 Santa Fe Springs LHMP Update was submitted to the California Governor's Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA) for approval on June 10, 2025. The Santa Fe Springs City Council reviewed and adopted the LHMP on [INSERT DATE], ensuring that the plan remains in effect and that the City retains eligibility for federal hazard mitigation funding programs.

This update represents Santa Fe Springs' commitment to proactive hazard mitigation planning, ensuring the safety, sustainability, and long-term resilience of the community.

Santa Fe Springs Fire Department

Chad Van Meeteren – Fire Chief

Michael Kozicki – Assistant Fire Chief

Stakeholder Group

Lang Cottrell - Regional Director - Southwest at Goodman

Margarita Martinez – Site Manager and HR Director, Heraeus Precious Metals

Wendy Meador-Kunert. Business Intelligence Manage at Tangram Interiors

Daniel Moreno – Regional EHS Manager at Valvoline

Sandra Perez - Environment, Health and Safety Manager at Collins Aerospace

Nathaniel Shearer - Vice President of Operations at Steven Label Corporation

Raman Venkat – Chief Executive Officer, LeFiell Manufacturing

Stephane Wandel - Director of Acquisitions & Development, The Orden Company

Jacob Green and Associates

Patrick Marchman, AICP CEP, SCR - Project Manager

SECTION 1 – HAZARD MITIGATION PLANNING

The goal of hazard mitigation is to reduce the frequency and severity of disasters, minimize their impact on communities, and promote resilience and sustainability in the face of future emergencies. This can include measures such as building codes and standards, zoning regulations, evacuation plans, early warning systems, and disaster-resistant infrastructure. By taking a proactive approach to disaster risk reduction, we can help to save lives, reduce the economic impact of disasters, and ensure that communities are better prepared to respond to and recover from emergencies.

Hazard mitigation planning improves a community's ability to effectively respond to natural disasters by establishing plans for maintaining continuity of operations for both government and community entities. The process involves identifying attainable goals to reduce the risk of injury, loss of life, and property damage from hazardous events, and developing strategies and activities to mitigate their effects.

Hazard mitigation planning is intended to be a participatory process that involves government agencies, stakeholders, and the public. The planning process includes scheduled events that encourage participation and ensure that a comprehensive approach is taken to address current and future hazards. By incorporating a systematic and inclusive approach, the local hazard mitigation plan (LHMP) helps to reduce the community's vulnerability to disasters and promote resilience.

Purpose and Authority

The City of Santa Fe Springs's 2025 Local Hazard Mitigation Plan (LHMP) outlines the potential natural and human-caused hazards that pose a threat to the citizens, resources, and property in the City. The plan also outlines the city's objectives and commitment to reducing the risks associated with these hazards.

The focus of this LHMP is on the hazards that pose the greatest risk to the city, as determined through a comprehensive hazard risk assessment and input from local officials. The updated risk assessment will help the city prioritize and update mitigation actions based on the hazards that pose the greatest risk to lives and property.

FEMA and California Requirements and Compliance

The City of Santa Fe Springs' risk assessment and hazard mitigation planning efforts adhere to both federal and state regulatory requirements, ensuring compliance with the Disaster Mitigation Act of 2000 (DMA 2000) (Public Law 106-390) and California Government Code §65302(g), which mandates the integration of climate adaptation and hazard mitigation into local planning efforts.

Federal Compliance: FEMA Requirements

The City of Santa Fe Springs' risk assessment and hazard mitigation planning efforts are guided by federal regulations established under the Disaster Mitigation Act of 2000 (DMA 2000) (Public Law 106-390), which amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.). These regulations, codified in Title 44 of the Code of Federal Regulations (CFR) Part 201, require local jurisdictions to develop and maintain a FEMA-approved Local Hazard Mitigation Plan (LHMP) to remain eligible for federal hazard mitigation funding, including grants under the Hazard Mitigation Grant Program (HMGP) and Flood Mitigation Assistance (FMA) Program, among others.

To achieve compliance with 44 CFR §201.6, this plan includes:

- Risk Assessment (§201.6(c)(2)) – A comprehensive analysis of hazard exposure, vulnerability, and potential impacts on people, property, and critical infrastructure.
- Mitigation Strategy (§201.6(c)(3)) – A framework of goals, objectives, and prioritized actions designed to reduce long-term risks from identified hazards.
- Plan Maintenance Process (§201.6(c)(4)) – A strategy for periodic review, evaluation, and updates to ensure the plan remains current and effective.
- Public Involvement (§201.6(b)(1)) – Documentation of community engagement efforts, including outreach to stakeholders, residents, and neighboring jurisdictions.
- Integration with Other Plans (§201.6(c)(4)(ii)) – A demonstration of how hazard mitigation efforts align with the General Plan Safety Element, Emergency Operations Plan (EOP), Capital Improvement Plan (CIP), and other local and regional planning mechanisms.

FEMA requires that LHMPs be updated and resubmitted every five years to reflect changes in development patterns, emerging hazard risks, and progress on mitigation actions. This ensures that the City remains eligible for FEMA disaster funding and continues to align with national hazard mitigation priorities, including those outlined in FEMA's National Mitigation Investment Strategy (NMIS) and the National Risk Index (NRI).

State of California Compliance: SB 379, SB 1035, and General Plan Integration

In addition to federal requirements, California has established additional hazard mitigation and resilience mandates through legislation that integrates climate adaptation into local planning:

- Senate Bill 379 (SB 379) – Climate Adaptation and Resilience (2015): Requires local jurisdictions to include climate adaptation and vulnerability assessments in the Safety Element of their General Plan, ensuring alignment with the Local Hazard Mitigation Plan (LHMP).
- Senate Bill 1035 (SB 1035) – Safety Element Updates (2018): Mandates that the Safety Element be reviewed and updated alongside the LHMP every eight years to account for flooding, wildfires, sea-level rise, and other climate change-related hazards.

- California Government Code §65302(g): Requires that cities and counties integrate climate resilience and hazard mitigation into their General Plans, ensuring that disaster risk reduction strategies align with broader land use, housing, infrastructure, and sustainability goals.

Hazard Mitigation Grant Funding

The U.S. Congress passed the Disaster Mitigation Act of 2000 (DMA 2000), which amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act and emphasized the need for state and local governments to closely coordinate their mitigation planning activities. The development of a hazard mitigation plan is a specific eligibility requirement for any local government applying for federal mitigation grant funds. These funds include Hazard Mitigation Grant Program (HMGP) and Flood Mitigation Assistance (FMA), administered by FEMA.

- Hazard Mitigation Grant Program (HMGP): To qualify for post-disaster mitigation funds, local jurisdictions must have an approved mitigation plan from FEMA. HMGP provides funds to states, territories, Indian tribal governments, local governments, and eligible private non-profit organizations (such as hospitals and special needs populations) following a presidential disaster declaration.
- Flood Mitigation Assistance (FMA): A community must have an approved mitigation plan from FEMA to be eligible for FMA grants to implement flood mitigation, acquisition, or elevation of flood-prone homes. The community must also participate in the National Flood Insurance Program (NFIP) since one of the goals of FMA is to reduce or eliminate NFIP claims.

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SECTION 2 – COMMUNITY PROFILE

This is an overview of the City of Santa Fe Springs with information about the community's physical setting, history, economy and demographics, current and future land uses, and key infrastructure. The Community Profile establishes the baseline conditions that informs the development of hazard mitigation actions.

2.1 Setting and Location

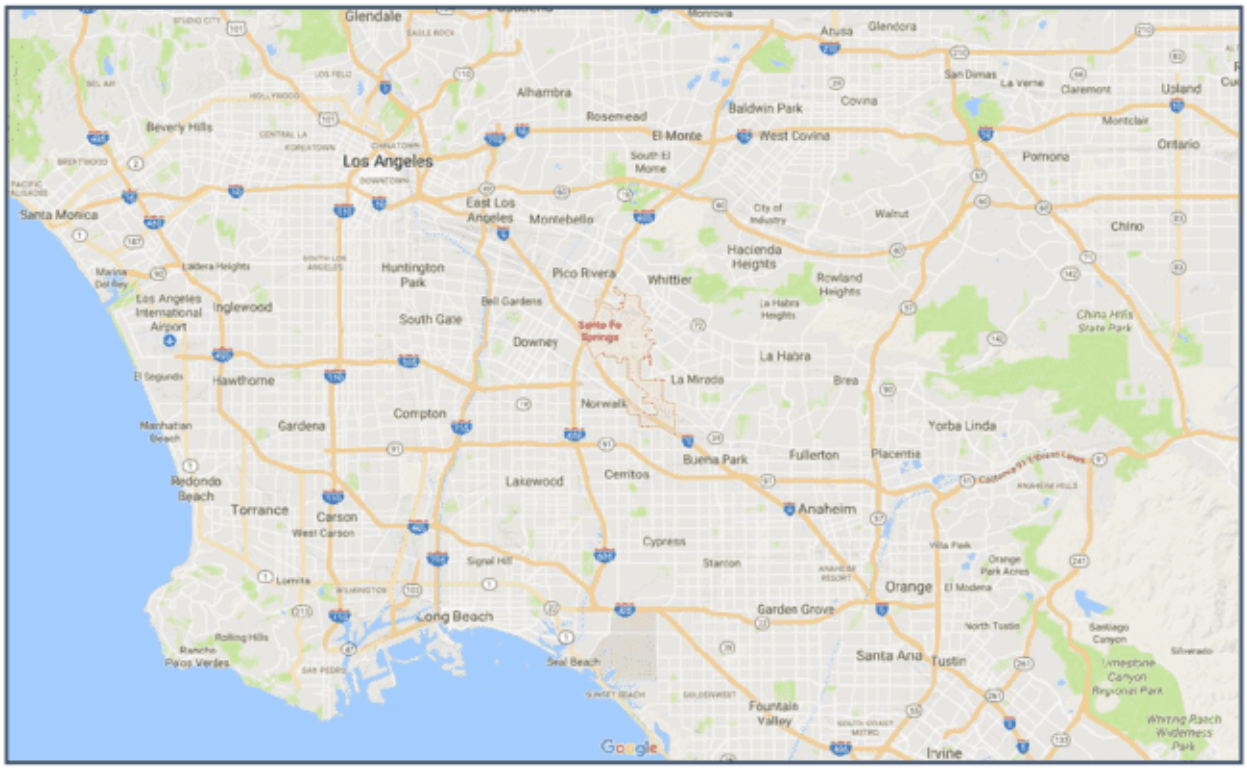


Figure 1 – Map of Los Angeles area centering the City of Santa Fe Springs.

The City of Santa Fe Springs has a total land area of approximately 8.9 square miles (U.S. Census Bureau, 2023 TIGER/Line files). It is located around 13 miles southeast of downtown Los Angeles and is bounded by several key jurisdictions: the City of Downey to the west, the City of Norwalk to the south and southwest, and the City of Whittier to the northeast. Additionally, it shares borders with unincorporated areas of Los Angeles County, including West Whittier-Los Nietos and South Whittier. The Interstate 5 (Santa Ana Freeway) serves as a critical transportation corridor running along the city's western edge, facilitating regional connectivity. Other major

highways, such as the Interstate 605 (San Gabriel River Freeway) and State Route 19 (Rosemead Boulevard), further enhance accessibility to neighboring cities and the broader metropolitan area.

Santa Fe Springs features a largely flat topography, making it highly suitable for the extensive industrial and commercial developments that characterize the city. Unlike neighboring municipalities that feature more pronounced elevation changes, the terrain in Santa Fe Springs is predominantly level, contributing to its historical and ongoing role as a center for manufacturing, logistics, and warehousing. The city's industrial backbone is complemented by various business parks and distribution centers that benefit from the excellent transportation infrastructure.

One significant geographical feature within the city is the San Gabriel River, which runs along or just outside the city's eastern boundary, forming part of the regional flood control system. The San Gabriel River Trail, a key recreational amenity, runs parallel to the river and is popular for walking, biking, and outdoor activities. Furthermore, the city is home to several green spaces and parks, including the renowned Heritage Park, which preserves key elements of local history while offering a vital space for community engagement and recreation.

2.2 History

The land that would become the City of Santa Fe Springs was originally inhabited by the Tongva people, also known as the Gabrielino-Tongva, whose territory spanned much of what is now Los Angeles County and the Southern California coast. Historical and linguistic evidence suggests that the area in or near Santa Fe Springs was home to the Tongva villages of Chokiishgna and Nacaugna. These settlements were part of a vast network of semi-permanent and seasonal Tongva communities that relied on the natural resources of the flatlands and riparian zones, particularly near reliable water sources like the San Gabriel River. The river was vital to the Indigenous communities for food, trade, and spiritual practices.

In 1769, the Spanish Portolá Expedition passed through the area as part of Spain's early colonization of Alta California. This led to the founding of Mission San Gabriel Arcángel in 1771, originally located along the Río Hondo near present-day Montebello. Although flooding caused the mission to be relocated to its current location in San Gabriel, the original site remains a historically significant landmark near the Santa Fe Springs area.

During the Spanish and Mexican periods, the land that now includes Santa Fe Springs became part of Rancho Santa Gertrudes, a Mexican land grant issued in 1834. The rancho covered much of present-day southeastern Los Angeles County. After the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo, Rancho Santa Gertrudes was subdivided and passed into private hands.

In 1871, the arrival of the Atchison, Topeka and Santa Fe Railway in the area brought increased connectivity and growth. In 1907, the settlement was officially named "Santa Fe Springs" in honor of both the railroad and the natural artesian springs that were once prominent in the area. The springs attracted early settlers and were

considered to have therapeutic properties, though they have since dried up due to development and groundwater depletion.

A defining moment in the city's history came with the discovery of oil in the early 20th century. In 1919, oil was discovered in the Santa Fe Springs Oil Field, leading to one of the most significant oil booms in Southern California. By 1921, the oil field was producing over 10% of California's total oil output. Major companies, including Union Oil (Unocal) and Standard Oil of California, established production facilities in the area. The boom transformed Santa Fe Springs into a major hub of petroleum activity and triggered significant industrial and residential growth.

Santa Fe Springs was officially incorporated as a city on May 15, 1957. By this time, the city had begun to diversify beyond its oil-based economy, emerging as a center for manufacturing, logistics, and light industry. Key transportation improvements, such as the expansion of Telegraph Road and Slauson Avenue, supported this transformation by improving access for freight and workforce mobility. The development of major freeways-including the I-5 and I-605-further cemented Santa Fe Springs' role as a regional industrial and distribution hub.

Today, Santa Fe Springs is a dynamic city with a strong industrial base and a growing retail and service sector. While most oil wells are no longer active within city limits, the city's industrial legacy remains visible in the form of expansive business parks, industrial campuses, and infrastructure adapted to modern logistics. The city's flat terrain continues to support its role as a center of goods movement and production.

In recent years, Santa Fe Springs has placed increasing focus on revitalization and redevelopment, particularly in key corridors such as Telegraph Road and Norwalk Boulevard. Infrastructure improvements, public amenity investments, and green space development have helped reposition the city for the next generation of growth. Heritage Park, a cultural anchor in the community, offers residents and visitors a tangible connection to the region's Indigenous, colonial, and industrial past.

2.3 Climate

The City of Santa Fe Springs is located approximately 13 miles inland from the Pacific Ocean and experiences a Mediterranean climate, characterized by mild, wet winters and hot, dry summers. According to the Köppen-Geiger climate classification, the city's climate falls under the Csa category, signifying hot-summer Mediterranean conditions typical of Southern California's interior coastal plain.

Average high temperatures in Santa Fe Springs range from approximately 68°F (20°C) in January to around 89°F (32°C) in August. During summer heatwaves-often influenced by regional high-pressure systems-temperatures can occasionally exceed 100°F (38°C), especially in late summer and early fall. Winters are generally mild, with average low temperatures ranging from about 46°F (8°C) in January to approximately 65°F (18°C) in July.

Santa Fe Springs receives an average of 13.5 to 14 inches (343–356 mm) of precipitation annually, most of which falls between November and March. The wettest months are typically December through February, each averaging 2.5 to 3 inches (64 to 76 mm) of rainfall. In contrast, summers are exceptionally dry, with little to no precipitation from June through September. The city experiences approximately 278 sunny days per year, well above the national average, supporting the warm and sunny conditions typical of the Los Angeles Basin.

Santa Fe Springs' inland location reduces its exposure to direct marine influences, particularly compared to coastal communities such as Long Beach or Santa Monica. However, the city still benefits from occasional late-afternoon and evening sea breezes, which provide modest cooling during summer months. While early morning marine layer clouds are less common than in coastal areas, they can occur intermittently in spring and early summer, briefly moderating morning temperatures before dissipating.

Severe weather events, such as snowfall or intense thunderstorms, are extremely rare in Santa Fe Springs. The region's stable subtropical climate supports year-round outdoor activities and has long contributed to the city's suitability as an industrial and commercial hub. However, Santa Fe Springs is not immune to regional climate stressors. Like other parts of Southern California, the city is increasingly affected by drought conditions, extreme heat events, and air quality degradation, all of which are projected to intensify in the coming decades.

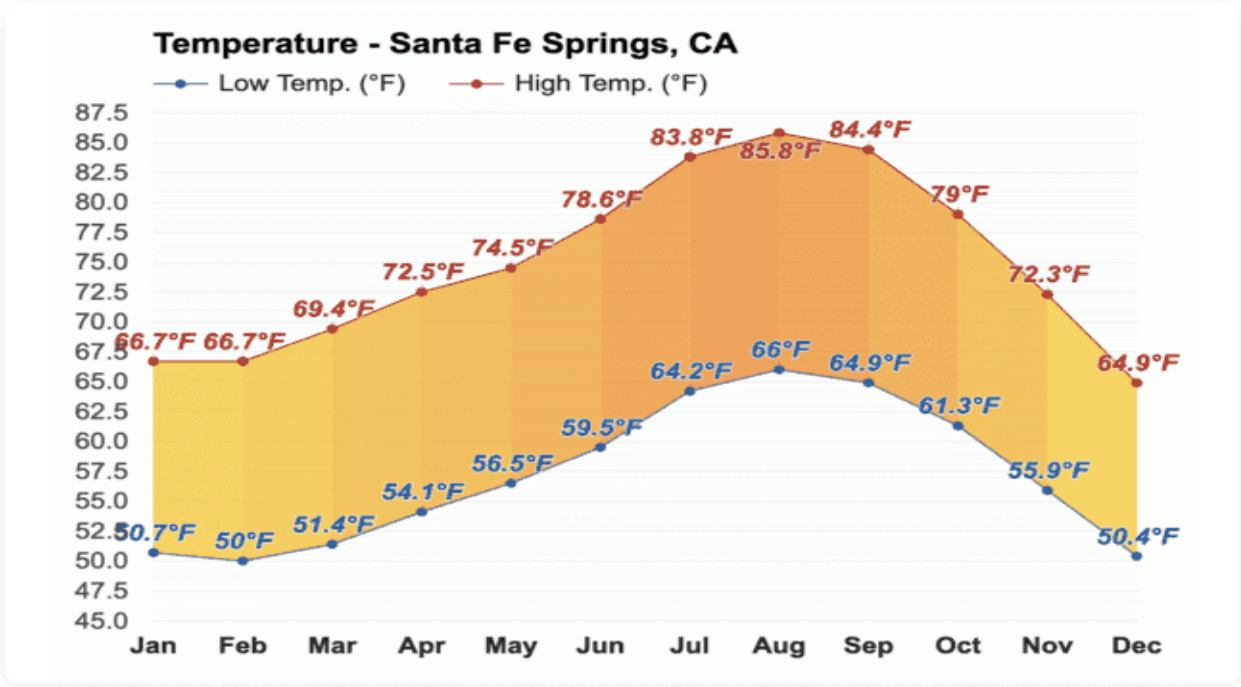


Figure 2 – Average Temperatures for Santa Fe Springs

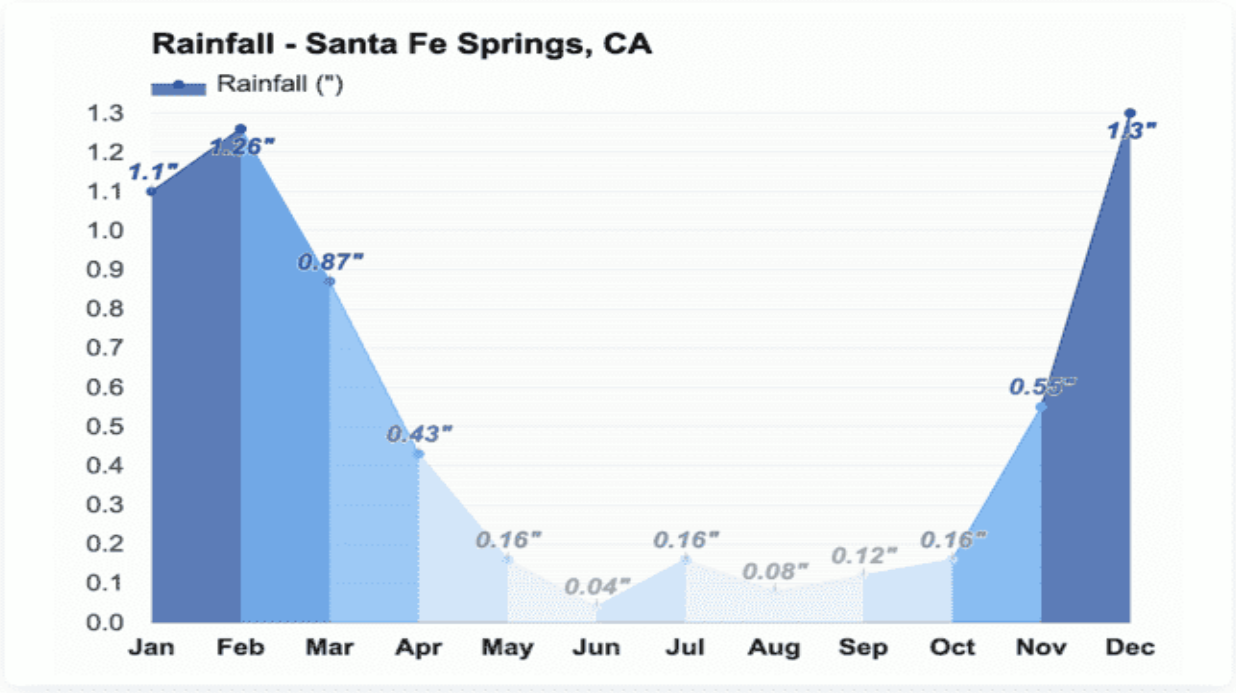


Figure 3 – Average Precipitation for Santa Fe Springs
Source:: https://www.weather-us.com/en/california-usa/Santa Fe Springs-climate (retrieved February 2025)

2.4 Climate Change

Like much of Southern California, Santa Fe Springs is projected to experience significant temperature increases. According to the Fifth National Climate Assessment, average annual temperatures across California are expected to rise by 5-8°F (2.8-4.4°C) by mid-century, compared to historical averages. In Santa Fe Springs, where current summer temperatures peak around 90°F (32°C), these increases will likely result in more frequent and intense heat events, with an elevated number of days exceeding 100°F (38°C). These extreme heat conditions present serious health risks, especially for vulnerable populations such as the elderly, children, and individuals with preexisting health conditions. The combination of rising temperatures and the urban heat island effect, exacerbated by the city's industrial landscape, will intensify heat within the urban core, leading to higher energy demands for cooling. A prolonged power outage during such events could severely impact public health and safety, particularly during peak summer months.

In addition to rising temperatures, the Intergovernmental Panel on Climate Change (IPCC) suggests that climate change will likely cause shifts in precipitation patterns. Currently, Santa Fe Springs receives around 14 inches (355 mm) of rain annually, with the majority falling between November and March. However, future projections indicate greater variability in rainfall, with an increased risk of both extended droughts and sporadic, intense rainfall events. Prolonged droughts could strain local water resources, affecting not only the city's water supply

but also industries reliant on water, such as manufacturing and landscaping. On the other hand, when heavy rain occurs, it may overwhelm the region's drainage systems, heightening the risk of localized flooding, particularly near the San Gabriel River and other low-lying areas. Flooding has the potential to damage residential properties, disrupt transportation networks, and necessitate costly repairs to infrastructure.

Higher temperatures are also linked to an increase in ground-level ozone formation, contributing to worsening air quality. As the industrial areas of Santa Fe Springs already experience air quality challenges, the compounded effects of higher temperatures and greater smog could exacerbate respiratory conditions such as asthma and bronchitis among residents. While Santa Fe Springs is not in a high wildfire risk zone, the frequency and intensity of wildfires across California are projected to increase due to climate change, potentially exposing the city to poor air quality from smoke and particulate matter, even if the fires occur at a distance.

Another critical concern is the anticipated reduction in snowpack in the Sierra Nevada mountains, which will reduce the water supply for much of California, including Santa Fe Springs. The city, like many in the state, ultimately relies on snowmelt for its water needs. This could further strain the city's economy, particularly industries that depend heavily on consistent water access, and may require increased investment in water conservation measures.

Changes in climate patterns will also impact local ecosystems. While urban areas such as Santa Fe Springs have fewer natural habitats, the parks and green spaces that do exist may experience shifts in vegetation. Native species could struggle to adapt to the new climate conditions, while invasive species may become more prevalent, reducing biodiversity and potentially altering the character of these green spaces.

As extreme weather events become more common, the financial burden on both the city and its residents is expected to rise. The increased demand for energy during heatwaves will likely drive up utility costs for households and businesses, particularly those with high cooling needs. Additionally, the costs of implementing necessary climate adaptation and mitigation strategies-such as upgrading infrastructure to handle extreme weather, reinforcing flood control measures, or enhancing water conservation efforts-will place strain on the municipal budget.

2.5 Demographics

Santa Fe Springs experienced steady population growth throughout much of the 20th century, particularly during the post-World War II industrial boom. Population growth slowed in the decades following the 1980s, largely due to limited housing development and changing demographic trends. From 2000 to 2023, the city's average annual growth rate remained minimal at approximately 0.4% per year. While the impacts of the COVID-19 pandemic were felt regionally, Santa Fe Springs' population remained relatively stable, increasing slightly by approximately 215 residents, a 1.2% rise between 2020 and 2023.

As of 2023, the population of Santa Fe Springs is estimated to be approximately 17,564, a modest increase from the 17,349 residents recorded in the 2020 Census. This stability reflects broader regional trends in Southern California, with limited new housing supply, aging infrastructure, and affordability pressures influencing household migration patterns.

Population Estimate (2023)

- Total population: 17,564 (U.S. Census Bureau, 2023 Estimate)

Sex

- Male: 49.1%
- Female: 50.9%

Age

- Under 18 years: 22.3%
- 65 years and over: 17.0%

Race and Hispanic Origin (ACS 2022)

- Hispanic or Latino (of any race): 84.7%
- White alone, not Hispanic: 10.6%
- Black or African American: 1.1%
- Asian: 9.5%
- American Indian and Alaska Native: 1.5%
- Native Hawaiian and Other Pacific Islander: 0.1%
- Two or more races: 5.6%

Educational Attainment (Age 25+, ACS 2022)

- High school graduate or higher: 75.9%
- Bachelor's degree or higher: 13.6%

Income (ACS 2022)

- Median household income: $71,250
- Per capita income: $26,971
- Population below poverty line: 13.5%

Based on the most recent data from the U.S. Census Bureau, the estimated median household income in Santa Fe Springs as of 2022 is $71,250. Per capita income is estimated at $26,971. The city's economy, which historically relied heavily on manufacturing and industrial sectors, has diversified somewhat in recent years.

2.6 Housing and Development

Santa Fe Springs' early housing stock primarily consisted of modest single-family homes built to accommodate workers in the booming oil and manufacturing sectors. Many of these homes, constructed during the mid-20th century, followed the popular ranch-style architecture of the time, with large lots that catered to suburban living. By 1960, the city had seen significant growth, with a population of over 20,000, prompting the rapid expansion of its housing stock to meet the needs of its workforce. The city's location, at the intersection of major

transportation corridors such as the I-5 and I-605 freeways, made it an attractive place for families and workers commuting to nearby industrial and commercial hubs.

As of the 2022 American Community Survey, Santa Fe Springs had approximately 5,396 housing units, with a diverse mix of single-family homes, condominiums, townhouses, and apartment complexes. Like much of Southern California, Santa Fe Springs has seen substantial home value appreciation in recent years. By early 2024, the median home value in Santa Fe Springs was estimated at $665,000 (based on Zillow), up from a Census-reported value of $536,000 in 2022. This appreciation, while indicative of a robust housing market, has also presented challenges for affordability, especially as demand continues to outpace housing supply.

The rental market in Santa Fe Springs remains strong, driven by the city's strategic location and proximity to major employment centers. As of 2024, the average rent for a one-bedroom apartment was approximately $1,825 per month, varying depending on the specific neighborhood and amenities offered. The city's industrial base, combined with its accessibility to regional transportation routes, has continued to make it an appealing location for renters. Approximately 48.4% of housing units were owner-occupied, while 51.6% were renter-occupied as of the most recent census, indicating a balanced shift toward rental housing as housing costs have risen.

Current Housing Profile: As of the 2022 ACS 5-Year Estimates, Santa Fe Springs contained:

- 5,396 total housing units
- 5,174 households
- Persons per household: 3.38

Tenure

- Owner-occupied housing units: 48.4%
- Renter-occupied housing units: 51.6%

Median Value of Owner-Occupied Units

- $536,000 (ACS 2022) *Note: As of early 2024, third-party estimates (e.g., Zillow) place median home value closer to $665,000.*

Monthly Owner Costs (with mortgage)

- $2,775 (ACS + Zillow 2024)

Rental Market (2024 Estimate)

- Average rent for a one-bedroom apartment: $1,825 (RentCafe, 2024)

General Plan Land Use Map

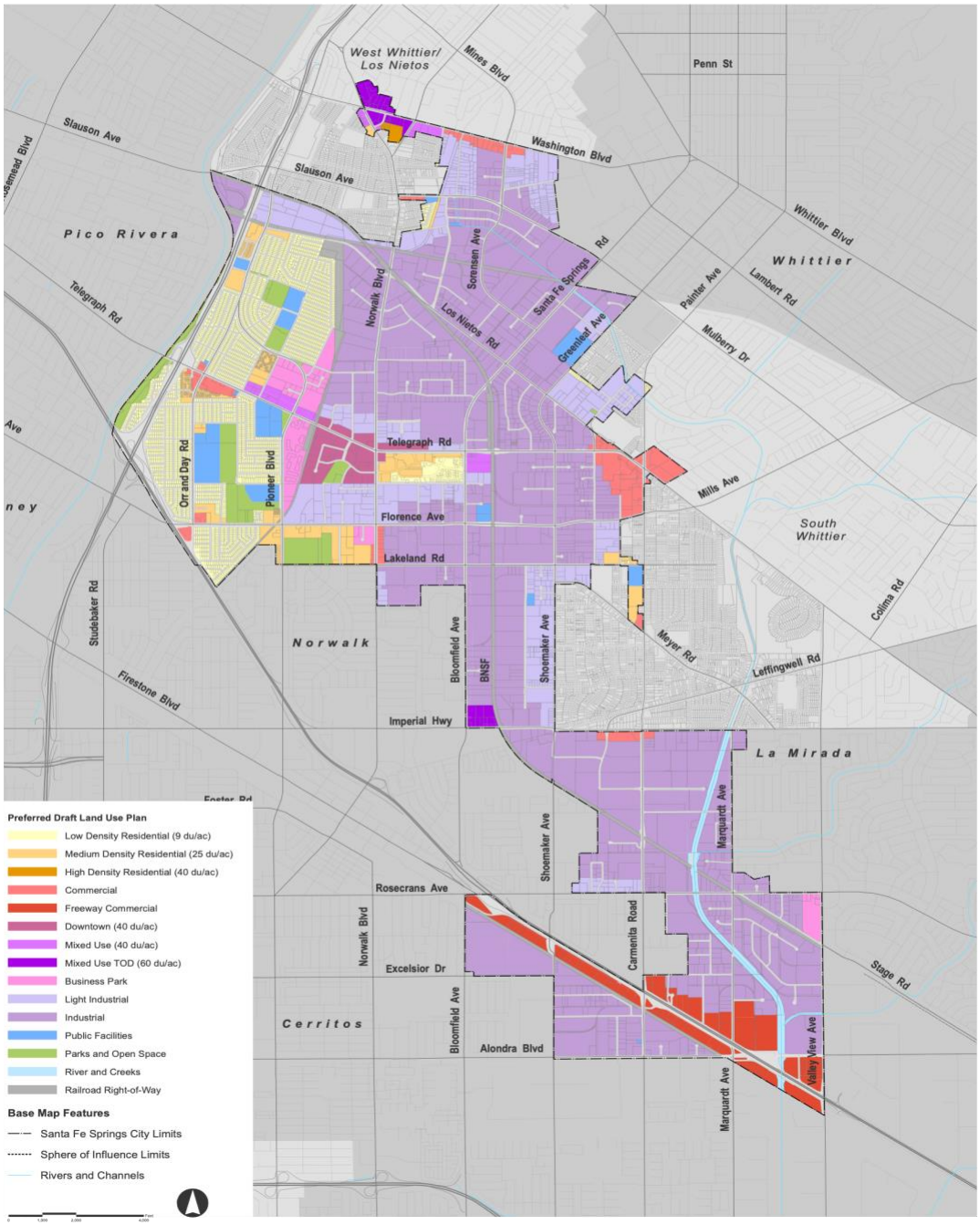


Figure 4 –City of Santa Fe Springs.Land Use Map (from General Plan)

2.7 Economy

Santa Fe Springs, California, maintains a robust and diversified economy built on its historical foundations in oil production and manufacturing. Today, the city's economy is driven by several key sectors, including manufacturing, industrial services, logistics, healthcare, retail, and professional services. The strategic location of Santa Fe Springs-situated at the intersection of the I-5 and I-605 freeways-enhances its role as a regional industrial and logistics hub, contributing significantly to local employment and economic activity.

Manufacturing and Industrial Services

Santa Fe Springs has long been a center of manufacturing and industrial services, a legacy of its mid-20th century industrial boom. The city's industrial areas, which occupy a significant portion of its land area, host a wide range of businesses producing everything from consumer goods to specialized industrial components. Key industries include metal fabrication, machinery, food processing, and chemical production. These companies benefit from Santa Fe Springs' proximity to major highways, freight corridors, and rail access, making it a prime location for firms that depend on efficient goods movement.

As of 2023, the manufacturing sector remains one of the largest contributors to the local economy, employing approximately 5,200 workers and accounting for about 15% of the city's workforce. Santa Fe Springs is home to several major business parks and industrial campuses, such as the Golden Springs Business Park and the Santa Fe Springs Business Park, which attract both national and international companies seeking access to Southern California's markets.

Logistics and Warehousing

The logistics and warehousing sector is another cornerstone of the local economy. Santa Fe Springs' location near major regional arterials and rail lines positions it as a critical node in the regional supply chain. The city supports a high concentration of freight operations, distribution centers, and last-mile fulfillment facilities. Its proximity to the Ports of Los Angeles and Long Beach, as well as access to Union Pacific and BNSF rail lines, enhances its strategic importance.

Major firms, including FedEx, UPS, and third-party logistics providers, maintain operations in the city. As of 2023, the transportation and warehousing sector supports approximately 4,000 jobs, representing roughly 12% of local employment. This sector is expected to remain strong due to continued demand from e-commerce and goods movement across the LA metro area.

Retail and Commercial Services

While Santa Fe Springs is predominantly industrial, its retail and commercial services sector plays an important role in serving residents and workers. Retail activity is concentrated along Telegraph Road, Norwalk Boulevard, and Washington Boulevard, where shopping centers, restaurants, and service-oriented businesses provide essential amenities and generate tax revenue that supports municipal services.

Notable centers such as Santa Fe Springs Plaza and Marketplace Shopping Center draw both local residents and a large daytime workforce. As of 2023, the retail sector employs approximately 1,900 workers, accounting for around 7% of the city's workforce. Continued demand for food services, health and personal care, and convenience retail is likely to support ongoing investment in the sector.

Healthcare and Social Services

Healthcare and social assistance services are a growing component of the local economy. Medical offices, rehabilitation centers, and clinics provide critical healthcare infrastructure for residents. The nearby PIH Health Whittier Hospital supports a large share of specialized and emergency medical care for Santa Fe Springs residents.

As of 2023, this sector employs approximately 3,500 workers, or about 10% of the workforce. With an aging population and expanding demand for in-home and community-based care, growth in this sector is expected to continue.

Education

Education also plays a meaningful role in the city's employment landscape. Santa Fe Springs is served by the Little Lake City School District and Whittier Union High School District, which operate several elementary and secondary schools, including Santa Fe High School. These institutions serve thousands of students and provide employment for educators, administrators, and support personnel.

The city is also located near institutions offering higher education and workforce training, including Rio Hondo College in Whittier and Cerritos College, which support vocational education in trades such as HVAC, automotive repair, and medical technology.

Santa Fe Springs Industry Breakdown (2024)

Industry	Estimated Number of Jobs	% of Workforce
Agriculture, Forestry, Fishing, and Mining	45	0.1%
Construction	950	2.8%
Manufacturing	5,200	15.0%
Wholesale Trade	1,800	5.3%
Retail Trade	1,900	7.0%
Transportation and Warehousing	4,000	12.0%
Information	320	1.0%
Finance, Insurance, Real Estate & Leasing	1,150	3.4%
Professional, Scientific & Waste Management Services	2,740	8.1%
Education, Healthcare, Social Assistance	3,500	10.4%
Arts, Entertainment, Food Services	1,720	5.0%
Other Services (except Public Administration)	1,140	3.4%
Public Administration	850	2.5%

2.8 Infrastructure

Electricity and Natural Gas

The electricity infrastructure in Santa Fe Springs is an essential component of the city's ability to support its industrial, commercial, and residential sectors. Southern California Edison (SCE) is the primary electricity provider, delivering power to homes, businesses, and the city's extensive industrial base. SCE's infrastructure includes substations, transformers, and an extensive distribution network, ensuring reliable service and grid coverage across the community. SCE is actively implementing upgrades to support grid resilience and climate-related electrification demands, including those related to electric vehicle (EV) adoption and distributed energy storage.

Natural gas in Santa Fe Springs is provided by Southern California Gas Company (SoCalGas), the largest natural gas utility in the United States. The city is served via a network of high- and medium-pressure pipelines that deliver natural gas from regional transmission hubs to local users. These pipelines support residential heating, water heating, and industrial processes. As part of California's decarbonization goals, SoCalGas is also exploring renewable natural gas (RNG) and hydrogen blending strategies in partnership with municipalities across its service area.

Water Infrastructure

Water service in Santa Fe Springs is delivered primarily by the City of Santa Fe Springs Water Utility, with supplemental imported water provided by the Central Basin Municipal Water District (CBMWD) and the Metropolitan Water District of Southern California (MWD). The city's water supply is drawn from both local groundwater sources (the Central Groundwater Basin) and the Colorado River and State Water Project, via imported allocations from MWD.

Santa Fe Springs maintains an extensive water distribution system, which includes over 100 miles of pipelines, several pump stations, pressure zones, and storage reservoirs. The Florence Reservoir is among the city's key facilities, helping maintain pressure and emergency supply during high-demand periods. In response to regional drought and long-term water reliability challenges, the city has expanded its water conservation and leak detection programs, promoted native landscaping, and supported regional groundwater recharge projects.

Wastewater Infrastructure

Wastewater collection and treatment in Santa Fe Springs is managed by the Sanitation Districts of Los Angeles County, primarily District No. 2, which operates the regional trunk sewers and treatment facilities. Local sewer lines are maintained by the City and connect to the regional system via a network of mainlines and lift stations.

The majority of the city's wastewater is conveyed to the Joint Water Pollution Control Plant (JWPCP) in Carson, one of the largest and most advanced treatment facilities in the nation. JWPCP treats an average of 260 million gallons of wastewater daily and complies with stringent discharge requirements set by the State Water Resources Control Board and U.S. EPA.

Santa Fe Springs also participates in regional programs to promote water recycling, reduce inflow and infiltration (I&I), and minimize industrial discharge risks. These efforts include smoke testing, sewer rehabilitation, and collaboration on stormwater management to reduce system burden during heavy rainfall.

Road and Highway Network

Santa Fe Springs benefits from a highly developed roadway infrastructure that facilitates the movement of goods and people. The city lies at the intersection of the Santa Ana Freeway (Interstate 5) and the San Gabriel River Freeway (Interstate 605) - two of Southern California's major north-south corridors. These interstates provide direct access to the Ports of Los Angeles and Long Beach, downtown Los Angeles, and regional industrial centers, supporting both commuter and freight mobility.

Key arterial streets include Telegraph Road, Washington Boulevard, and Norwalk Boulevard, which connect residential neighborhoods, business parks, and industrial zones. These corridors serve as regional truck routes and are prioritized for infrastructure maintenance and pavement preservation under the city's Capital Improvement Program.

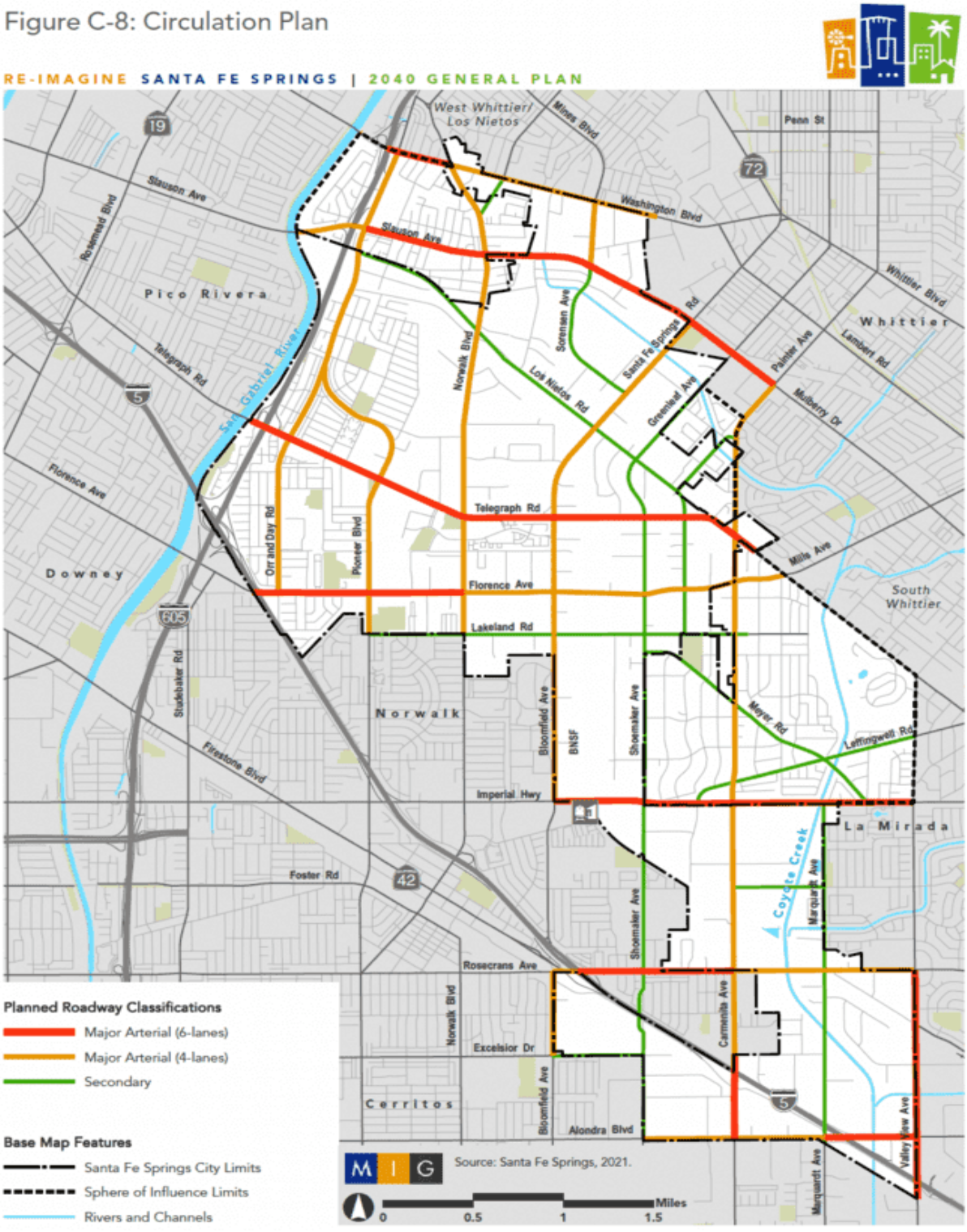


Figure 5 –City of Santa Fe Springs Traffic Circulation Map

Public Transit

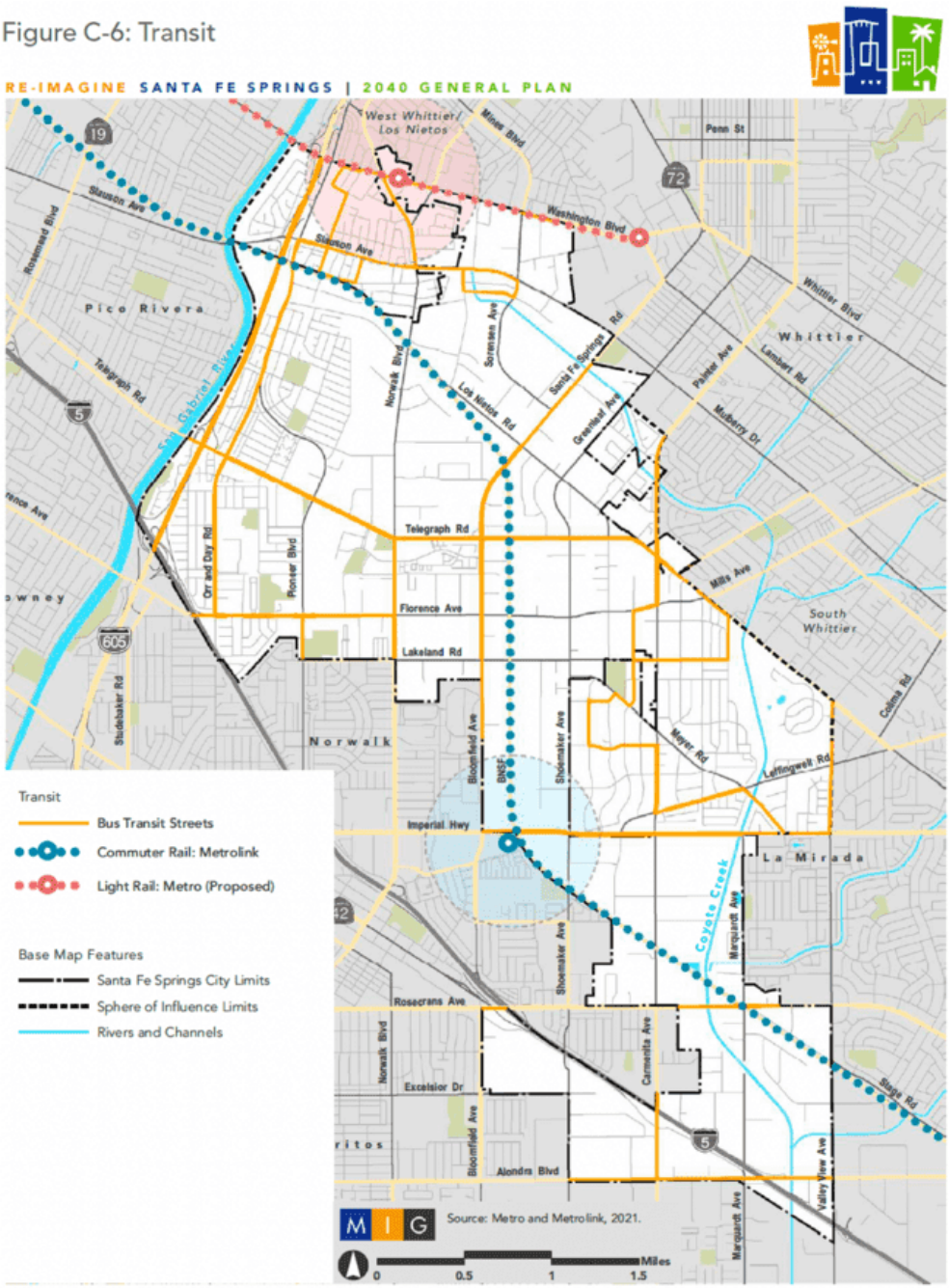


Figure 6 –City of Santa Fe Springs Transit Map

Public transportation in Santa Fe Springs is provided by a combination of local and regional systems. The Norwalk Transit System operates multiple fixed-route bus lines that serve Santa Fe Springs and surrounding communities. Additional coverage is provided by LA Metro, which offers both local and express bus service to nearby employment and commercial centers.The Metro C Line (Green) terminates in Norwalk, adjacent to the city, providing light rail access to downtown Los Angeles and the South Bay. Park-and-ride facilities at the Norwalk Station support regional commuters.

Santa Fe Springs is working to improve first-mile/last-mile access, including sidewalk enhancements and bicycle infrastructure along Washington Boulevard and Telegraph Road, to better connect residents to key transit corridors.

Rail and Freight Transportation

Santa Fe Springs is a critical rail and freight hub, with major lines operated by Union Pacific Railroad (UP) and BNSF Railway running through the city. These freight corridors serve the Ports of LA/Long Beach and link to regional intermodal facilities in Commerce, Vernon, and the Inland Empire. The city's proximity to national distribution networks has long been a competitive advantage for logistics, warehousing, and advanced manufacturing operations.

While rail freight is vital to the local economy, the presence of hazardous materials and close proximity to residential neighborhoods pose public safety risks. The city maintains active coordination with emergency responders and regional partners to monitor hazardous rail traffic and enhance rail safety protocols.

Stormwater and Flood Control

Santa Fe Springs is located near the San Gabriel River, which forms part of the region's flood management system. The city maintains a comprehensive stormwater management network, including curb inlets, storm drains, retention basins, and flood control channels. These systems are designed to mitigate runoff during storm events and prevent localized flooding, particularly in industrial and low-lying zones.

The city collaborates with the Los Angeles County Department of Public Works and Central Basin Municipal Water District on regional watershed management and stormwater infrastructure upgrades. Future improvements are planned to support compliance with MS4 stormwater permit requirements, enhance green infrastructure, and address increased runoff intensity projected under climate change scenarios.

2.9 Historically Vulnerable Populations

Low-Income Residents (Major Hazards: Extreme Heat, Drought, Earthquake, High Wind/Storms)

Low-income residents in Santa Fe Springs are particularly vulnerable to natural disasters due to limited financial resources, which constrain their ability to prepare for, respond to, and recover from emergencies. According to the U.S. Census Bureau, 13.5% of Santa Fe Springs residents live below the poverty line, slightly higher than the national average. Many of these residents live in older housing stock, which may not meet modern seismic or energy efficiency standards, increasing vulnerability to earthquake damage and heat-related risks. Inadequate access to air conditioning or financial resources for energy bills may also expose residents to extreme heat impacts. Low-income households are less likely to have emergency savings, disaster insurance, or reliable transportation, which can significantly delay recovery after a major event.

Elderly Individuals (Major Hazards: Earthquake, Power Outages, Infectious Disease/Pandemic)

Elderly individuals represent approximately 17.0% of Santa Fe Springs' population. Older adults often have underlying medical conditions such as cardiovascular disease, diabetes, or limited mobility, which can hinder evacuation and complicate recovery during disasters. In power outages, those dependent on medical equipment (e.g., oxygen concentrators, refrigerated medications) face increased risk of health complications. Heatwaves pose additional risks, as seniors may be more susceptible to dehydration, respiratory issues, and heat stroke. Furthermore, social isolation among some elderly individuals can result in delays in receiving assistance, making them particularly vulnerable during prolonged emergency events.

People with Disabilities (Major Hazards: Earthquake, Power Outages)

People with disabilities make up 11.4% of Santa Fe Springs' population and are especially vulnerable to natural disasters. Disabilities affecting mobility, communication, or sensory perception can hinder a person's ability to receive emergency notifications, evacuate safely, or access emergency services. For those reliant on medical equipment, power outages can pose significant health risks. Emergency shelters and evacuation plans in Santa Fe Springs must be inclusive, ensuring they accommodate individuals with physical, sensory, and cognitive disabilities. Accessible transportation options and communication tools, such as text alerts and sign language interpreters, should be readily available to ensure that this population receives adequate care and support during emergencies.

Minority Communities (Major Hazards: Earthquake, Fire, Power Outage)

Santa Fe Springs is a majority-minority city, with Hispanic or Latino residents comprising approximately 84.7% of the population. Minority communities often face structural and linguistic barriers that increase disaster vulnerability. These may include limited English proficiency, lower household incomes, housing in at-risk areas, and reduced access to insurance or healthcare. During emergencies, language barriers can prevent timely receipt of warnings and preparedness guidance. Ensuring culturally and linguistically appropriate outreach is critical, particularly in Spanish-speaking communities. Multilingual signage, materials, and trained outreach workers improve equitable access to life-saving resources.

Unhoused Populations (Major Hazards: Extreme Heat, Drought, Fire, High Wind/Storms, Infectious Disease/Pandemic)

Like many cities in Los Angeles County, Santa Fe Springs is impacted by the region's homelessness crisis. While city-specific unsheltered population data are limited, the 2023 Greater Los Angeles Homeless Count reported over 75,000 individuals experiencing homelessness countywide. Santa Fe Springs likely includes a proportion of this population, many of whom live in encampments near industrial corridors, freeway underpasses, and flood-prone areas.

The unhoused population is especially vulnerable to extreme weather, poor air quality, and disease outbreaks. Without reliable shelter, individuals face elevated risk of heat exhaustion, hypothermia, and exposure to vector-borne illnesses. Access to healthcare, clean water, and sanitation is limited. Emergency response plans must consider how to reach and protect unhoused individuals, including coordination with county social services, mobile outreach teams, and emergency shelter providers.

Social Vulnerability Index

Developed by the Centers for Disease Control and Prevention (CDC) and the Agency for Toxic Substances and Disease Registry (ATSDR), the Social Vulnerability Index ranks census tracts based on 15 social factors contributing to vulnerability. These include income, age, disability status, housing type, transportation access, and minority status. The higher the index score (ranging from 0 to 1), the greater the vulnerability of a community.

Population Group	SoVI Score (0-1)	Description of Vulnerability
Low-Income Residents	0.78	Low-income residents face significant economic barriers to disaster preparedness and recovery. Many live in older housing that lacks resilience to seismic events, extreme heat, and flooding. Limited financial resources also reduce their ability to evacuate or access recovery services.
Elderly Individuals (65+)	0.81	Older adults may have mobility and health challenges that limit their ability to evacuate during disasters. Many rely on power-dependent medical devices, increasing vulnerability to power outages. Social isolation further exacerbates risks during emergencies.

Population Group	SoVI Score (0-1)	Description of Vulnerability
People with Disabilities	0.83	Individuals with mobility, sensory, or cognitive disabilities may struggle to access emergency notifications, evacuation resources, and medical care during disasters. Power outages and transportation disruptions further heighten risks.
Minority Communities	0.76	Hispanic and Latino residents, who make up over 80% of Santa Fe Springs' population, may experience language barriers and economic disadvantages that impact disaster response and recovery. Targeted outreach and multilingual resources are essential to reduce these disparities.
Unhoused Populations	0.89	Unhoused individuals are highly vulnerable to extreme weather events, infectious diseases, and environmental hazards. Many lack access to emergency shelter, clean water, and medical care, compounding their exposure to disaster-related health risks.

SECTION 3 – HAZARD IDENTIFICATION AND RISK ASSESSMENT

Element B: Risk Assessment Requirements
B1. Does the plan include a description of the type, location and extent of all natural hazards that can affect the jurisdiction? Does the plan also include information on previous occurrences of hazard events and on the probability of future hazard events? (Requirement 44 CFR § 201.6(c)(2)(i))

3.1 Introduction

Purpose of the Risk Assessment

The risk assessment process aligns with federal and state regulatory requirements, including the Disaster Mitigation Act of 2000 (DMA 2000) (44 CFR §201.6), which mandates that local jurisdictions conduct a comprehensive, forward-looking risk assessment to maintain eligibility for FEMA's Hazard Mitigation Assistance (HMA) grant programs. Additionally, the assessment incorporates climate adaptation planning requirements outlined in FEMA's 2023 Local Mitigation Planning Policy Guide and California Government Code §65302(g), ensuring integration with state-mandated safety and resilience planning.

From a technical perspective, the risk assessment evaluates hazard probability, severity, and cascading impacts using a multi-layered analytical framework that integrates historical disaster data and FEMA disaster declarations as well as climate projections and future risk modeling.

FEMA Requirements and Compliance

The City of Santa Fe Springs' risk assessment and hazard mitigation planning efforts are guided by federal regulations established under the Disaster Mitigation Act of 2000 (DMA 2000) (Public Law 106-390), which amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.). These regulations, codified in Title 44 of the Code of Federal Regulations (CFR) Part 201, require local jurisdictions to develop and maintain a FEMA-approved Local Hazard Mitigation Plan (LHMP) to remain eligible for federal hazard mitigation funding, including grants under the Hazard Mitigation Grant Program (HMGP) and Flood Mitigation Assistance (FMA) Program.

To achieve compliance with 44 CFR §201.6, this plan includes a risk assessment (§201.6(c)(2)) – a comprehensive analysis of hazard exposure, vulnerability, and potential impacts on people, property, and critical infrastructure.

Relationship to Other Planning Elements

Hazard identification and risk assessment is a foundational component of the City of Santa Fe Springs' comprehensive planning framework, ensuring that hazard mitigation strategies are fully integrated into broader land use planning, emergency management, infrastructure investment, environmental sustainability, and climate adaptation efforts. This alignment strengthens the City's ability to reduce disaster risks, enhance community resilience, and optimize access to federal and state funding opportunities.

Federal and state regulations, including FEMA's Local Hazard Mitigation Plan (LHMP) requirements (44 CFR §201.6) and California Government Code §65302(g) (as amended by SB 379 and SB 1035), require jurisdictions to incorporate hazard mitigation and climate adaptation strategies into their General Plan Safety Element and other municipal planning documents. By fostering consistency across planning efforts, the City proactively integrates risk reduction principles into growth and development decisions, ensuring a safer, more resilient future.

Integration with Local and Regional Plans

The City's risk assessment is closely coordinated with the following local and regional planning efforts, ensuring a holistic, cross-sectoral approach to hazard mitigation and resilience:

- **General Plan Safety Element:** Mandated by SB 379 and SB 1035, the Safety Element incorporates hazard risk assessments, climate adaptation strategies, and emergency preparedness measures to reduce vulnerabilities in the built environment. Regular updates ensure that the Safety Element remains aligned with the LHMP, reflecting evolving risks such as wildfire, flooding, seismic activity, and extreme heat. Integration with land use planning supports smart growth strategies, minimizing exposure to high-risk areas.
- **Emergency Operations Plan (EOP):** The EOP establishes operational protocols for disaster response and recovery, ensuring effective coordination among first responders, government agencies, and community organizations. The risk assessment informs
    - Evacuation planning for at-risk populations,
    - Resource allocation for emergency services, and
    - Emergency communication strategies to enhance public safety.
- **Capital Improvement Plan (CIP):** The CIP prioritizes critical infrastructure investments that enhance resilience to hazards, including:
    - Stormwater management projects to mitigate flooding,
    - Seismic retrofits for essential facilities,
    - Transportation network upgrades to improve emergency access, and
    - Energy resilience initiatives, such as microgrids and backup power systems.

The risk assessment informs capital project selection, ensuring that infrastructure investments proactively reduce hazard exposure and long-term recovery costs.

- **Zoning and Building Codes:** The City's Code of Ordinances integrates hazard mitigation considerations into zoning, land use, and building regulations to enhance community safety. The risk assessment directly informs:
  - Seismic safety standards for new and existing structures
  - Fire-resistant building codes to protect against wildfire and urban conflagration risks.

Data Sources

The risk assessment follows FEMA's Local Hazard Mitigation Plan (LHMP) requirements (44 CFR §201.6) and incorporates California-specific regulations, including:

- **California Government Code §65302(g) (SB 379, SB 1035):** Requires jurisdictions to integrate hazard mitigation and climate adaptation strategies into the General Plan Safety Element.
- **California Adaptation Planning Guide (2020)**: Developed by Cal OES to provide a framework for assessing climate vulnerabilities and future hazard risks.
- **Los Angeles County Climate Vulnerability Assessment (CVA) (2021)**: Evaluates regional climate hazards, social vulnerability, and infrastructure interdependencies.
- **2023 California State Hazard Mitigation Plan (SHMP)**: Provides statewide hazard profiles and risk assessments for wildfire, flooding, drought, extreme heat, earthquakes, and other climate-driven hazards.

By integrating local, regional, and state-level risk assessment frameworks, the City ensures that mitigation planning is comprehensive, equity-focused, and aligned with best practices in climate resilience.

Historic Disaster Declarations

Since 1969, Los Angeles County has received 81 total Federal disaster declarations. The following data comes from FEMA's Disaster Declarations for States and Counties (https://www.fema.gov/data-visualization/disaster-declarations-states-and-counties)

Incident Subcategory	County	FEMA Declaration String	Calendar Year of Declaration	Date Month	Declaration Date	Declaration Title	State

Incident Subcategory	County	FEMA Declaration String	Calendar Year of Declaration	Date Month	Declaration Date	Declaration Title	State
Flood	Los Angeles County	DR-253-CA	1969	January	1/26/1969	SEVERE STORMS & FLOODING	CA
Fire	Los Angeles County	DR-295-CA	1970	September	9/29/1970	FOREST & BRUSH FIRES	CA
Other	Los Angeles County	DR-299-CA	1971	February	2/9/1971	SAN FERNANDO EARTHQUAKE	CA
Flood	Los Angeles County	DR-547-CA	1978	February	2/15/1978	COASTAL STORMS, MUDSLIDES & FLOODING	CA
Fire	Los Angeles County	EM-3067-CA	1978	October	10/29/1978	BRUSH FIRES	CA
Flood	Los Angeles County	DR-615-CA	1980	February	2/21/1980	SEVERE STORMS, MUDSLIDES & FLOODING	CA
Fire	Los Angeles County	DR-635-CA	1980	November	11/27/1980	BRUSH & TIMBER FIRES	CA
Tropical Storm	Los Angeles County	DR-677-CA	1983	February	2/9/1983	COASTAL STORMS, FLOODS, SLIDES & TORNADOES	CA
Other	Los Angeles County	DR-799-CA	1987	October	10/7/1987	EARTHQUAKE & AFTERSHOCKS	CA

Other	Los Angeles County	DR-799-CA	1987	October	10/7/1987	EARTHQUAKE AFTERSHOCKS	CA
Flood	Los Angeles County	DR-812-CA	1988	February	2/5/1988	SEVERE STORMS, HIGH TIDES & FLOODING	CA
Fire	Los Angeles County	DR-872-CA	1990	June	6/30/1990	FIRES	CA
Freezing Temperature	Los Angeles County	DR-894-CA	1991	February	2/11/1991	SEVERE FREEZE	CA
Flood	Los Angeles County	DR-935-CA	1992	February	2/25/1992	RAIN/SNOW/WIND STORMS, FLOODING, MUDSLIDES	CA
Fire	Los Angeles County	DR-942-CA	1992	May	5/2/1992	FIRE DURING A PERIOD OF CIVIL UNREST	CA
Flood	Los Angeles County	DR-979-CA	1993	February	2/3/1993	SEVERE WINTER STORM, MUD & LAND SLIDES, & FLOODING	CA
Fire	Los Angeles County	DR-1005-CA	1993	October	10/28/1993	FIRES, MUD/LANDSLIDES, FLOODING, SOIL EROSION	CA
Incident Subcategory	**County**	**FEMA Declaration String**	**Calendar Year of Declaration**	**Date Month**	**Declaration Date**	**Declaration Title**	**State**
Other	Los Angeles County	DR-1008-CA	1994	January	1/17/1994	NORTHRIDGE EARTHQUAKE	CA

Severe Storm	Los Angeles County	DR-1046-CA	1995	March	3/12/1995	SEVERE WINTER STORMS, FLOODING LANDSLIDES, MUD FLOW	CA
Severe Storm	Los Angeles County	DR-1044-CA	1995	January	1/10/1995	SEVERE WINTER STORMS, FLOODING, LANDSLIDES, MUD FLOWS	CA
Fire	Los Angeles County	EM-3120-CA	1996	October	10/23/1996	SEVERE FIRESTORMS	CA
Severe Storm	Los Angeles County	DR-1203-CA	1998	February	2/9/1998	SEVERE WINTER STORMS AND FLOODING	CA
Fire	Los Angeles County	FM-2417-CA	2002	June	6/6/2002	CA - COPPER FIRE - 06-06-2002	CA
Fire	Los Angeles County	FM-2464-CA	2002	September	9/24/2002	WILLIAMS FIRE	CA
Fire	Los Angeles County	FM-2462-CA	2002	September	9/4/2002	LEONA FIRE	CA
Fire	Los Angeles County	DR-1498-CA	2003	October	10/27/2003	WILDFIRES, FLOODING, MUDFLOW AND DEBRIS FLOW DIRECTLY RELATED T	CA
Incident Subcategory	**County**	**FEMA Declaration String**	**Calendar Year of Declaration**	**Date Month**	**Declaration Date**	**Declaration Title**	**State**
Fire	Los Angeles County	FM-2502-CA	2003	October	10/25/2003	CA-VERDALE FIRE 10-25-2003	CA

Fire	Los Angeles County	FM-2466-CA	2003	January	1/7/2003	CA - WILDFIRE (PACIFIC FIRE) - 01-06-2003	CA
Fire	Los Angeles County	FM-2534-CA	2004	July	7/18/2004	CA-FOOTHILL WILDFIRE-07-18-2004	CA
Fire	Los Angeles County	FM-2535-CA	2004	July	7/21/2004	CA-CROWN WILDFIRE-07-21-2004	CA
Fire	Los Angeles County	FM-2528-CA	2004	July	7/14/2004	CA - PINE FIRE - 7-13-2004	CA
Fire	Los Angeles County	FM-2583-CA	2005	September	9/28/2005	TOPANGA FIRE	CA
Tropical Storm	Los Angeles County	EM-3248-CA	2005	September	9/13/2005	HURRICANE KATRINA EVACUATION	CA
Severe Storm	Los Angeles County	DR-1577-CA	2005	February	2/4/2005	SEVERE STORMS, FLOODING, DEBRIS FLOWS, AND MUDSLIDES	CA
Severe Storm	Los Angeles County	DR-1585-CA	2005	April	4/14/2005	SEVERE STORMS, FLOODING, LANDSLIDES, AND MUD AND DEBRIS FLOWS	CA
Fire	Los Angeles County	DR-1731-CA	2007	October	10/24/2007	WILDFIRES, FLOODING, MUD FLOWS, AND DEBRIS FLOWS	CA
Incident Subcategory	**County**	**FEMA Declaration String**	**Calendar Year of Declaration**	**Date Month**	**Declaration Date**	**Declaration Title**	**State**
Fire	Los Angeles County	FM-2732-CA	2007	October	10/21/2007	CANYON FIRE	CA

Incident Subcategory	County	FEMA Declaration String	Calendar Year of Declaration	Date Month	Declaration Date	Declaration Title	State
Fire	Los Angeles County	FM-2736-CA	2007	October	10/22/2007	RANCH FIRE	CA
Fire	Los Angeles County	FM-2733-CA	2007	October	10/21/2007	BUCKWEED FIRE	CA
Fire	Los Angeles County	FM-2708-CA	2007	July	7/8/2007	CANYON FIRE	CA
Fire	Los Angeles County	FM-2694-CA	2007	May	5/10/2007	ISLAND FIRE	CA
Fire	Los Angeles County	FM-2691-CA	2007	May	5/9/2007	GRIFFITH PARK FIRE	CA
Fire	Los Angeles County	EM-3279-CA	2007	October	10/23/2007	WILDFIRES	CA
Freezing Temperature	Los Angeles County	DR-1689-CA	2007	March	3/13/2007	SEVERE FREEZE	CA
Fire	Los Angeles County	DR-1810-CA	2008	November	11/18/2008	WILDFIRES	CA
Fire	Los Angeles County	FM-2788-CA	2008	October	10/12/2008	MAREK FIRE	CA
Fire	Los Angeles County	FM-2792-CA	2008	November	11/15/2008	FREEWAY FIRE COMPLEX	CA
Fire	Los Angeles County	FM-2789-CA	2008	October	10/13/2008	SESNON FIRE	CA
Fire	Los Angeles County	FM-2791-CA	2008	November	11/15/2008	SAYRE FIRE	CA

Fire	Los Angeles County	FM-2763-CA	2008	April	4/27/2008	SANTA ANITA FIRE	CA
Fire	Los Angeles County	FM-2828-CA	2009	August	8/28/2009	PV FIRE	CA
Fire	Los Angeles County	FM-2830-CA	2009	August	8/28/2009	STATION FIRE	CA
Fire	Los Angeles County	FM-2851-CA	2010	July	7/30/2010	CROWN FIRE	CA
Severe Storm	Los Angeles County	DR-1884-CA	2010	March	3/8/2010	SEVERE WINTER STORMS, FLOODING, AND DEBRIS AND MUD	CA
Fire	Los Angeles County	FM-5025-CA	2013	June	6/2/2013	POWERHOUSE FIRE	CA
Fire	Los Angeles County	FM-5051-CA	2014	January	1/16/2014	COLBY FIRE	CA
Fire	Los Angeles County	FM-5124-CA	2016	June	6/5/2016	OLD FIRE	CA
Fire	Los Angeles County	FM-5129-CA	2016	June	6/21/2016	FISH FIRE	CA
Fire	Los Angeles County	FM-5132-CA	2016	July	7/9/2016	SAGE FIRE	CA
Fire	Los Angeles County	FM-5135-CA	2016	July	7/23/2016	SAND FIRE	CA
Incident Subcategory	**County**	**FEMA Declaration String**	**Calendar Year of Declaration**	**Date Month**	**Declaration Date**	**Declaration Title**	**State**
Flood	Los Angeles County	DR-4305-CA	2017	March	3/16/2017	SEVERE WINTER STORMS, FLOODING, AND MUDSLIDES	CA

Fire	Los Angeles County	EM-3396-CA	2017	December	12/8/2017	WILDFIRES	CA
Fire	Los Angeles County	FM-5201-CA	2017	September	9/2/2017	LA TUNA FIRE	CA
Fire	Los Angeles County	FM-5225-CA	2017	December	12/5/2017	CREEK FIRE	CA
Fire	Los Angeles County	FM-5226-CA	2017	December	12/5/2017	RYE FIRE	CA
Fire	Los Angeles County	FM-5227-CA	2017	December	12/6/2017	SKIRBALL FIRE	CA
Fire	Los Angeles County	DR-4407-CA	2018	November	11/12/2018	WILDFIRES	CA
Fire	Los Angeles County	DR-4353-CA	2018	January	1/2/2018	WILDFIRES, FLOODING, MUDFLOWS, AND DEBRIS FLOWS	CA
Fire	Los Angeles County	EM-3409-CA	2018	November	11/9/2018	WILDFIRES	CA
Fire	Los Angeles County	FM-5280-CA	2018	November	11/9/2018	WOOLSEY FIRE	CA
Fire	Los Angeles County	FM-5293-CA	2019	October	10/11/2019	SADDLE RIDGE FIRE	CA
Fire	Los Angeles County	FM-5296-CA	2019	October	10/24/2019	TICK FIRE	CA
Incident Subcategory	**County**	**FEMA Declaration String**	**Calendar Year of Declaration**	**Date Month**	**Declaration Date**	**Declaration Title**	**State**
Fire	Los Angeles County	FM-5297-CA	2019	October	10/28/2019	GETTY FIRE	CA
Fire	Los Angeles County	DR-4569-CA	2020	October	10/16/2020	WILDFIRES	CA

Fire	Los Angeles County	FM-5374-CA	2020	September	9/13/2020	BOBCAT FIRE	CA
Other	Los Angeles County	DR-4482-CA	2020	March	3/22/2020	COVID-19 PANDEMIC	CA
Other	Los Angeles County	EM-3428-CA	2020	March	3/13/2020	COVID-19	CA
Flood	Los Angeles County	EM-3592-CA	2023	March	3/10/2023	SEVERE WINTER STORMS, FLOODING, LANDSLIDES, AND MUDSLIDES	CA
Flood	Los Angeles County	EM-3591-CA	2023	January	1/9/2023	SEVERE WINTER STORMS, FLOODING, AND MUDSLIDES	CA
Flood	Los Angeles County	DR-4683-CA	2023	January	1/14/2023	SEVERE WINTER STORMS, FLOODING, LANDSLIDES, AND MUDSLIDES	CA
Incident Subcategory	**County**	**FEMA Declaration String**	**Calendar Year of Declaration**	**Date Month**	**Declaration Date**	**Declaration Title**	**State**
Severe Storm	Los Angeles County	DR-4699-CA	2023	April	4/3/2023	SEVERE WINTER STORMS, STRAIGHT-LINE WINDS, FLOODING, LANDSLIDES, AND MUDSLIDES	CA

Severe Storm	Los Angeles County	DR-4769-CA	2024	April	4/13/2024	SEVERE WINTER STORMS, TORNADOES, FLOODING, LANDSLIDES AND MUDSLIDES	CA
Fire	Los Angeles County	FM-5537-CA	2024	September	9/11/2024	BRIDGE FIRE	CA
Fire	Los Angeles County	FM-5548-CA	2024	December	12/10/2024	FRANKLIN FIRE	CA
Fire	Los Angeles County	FM-5549-CA	2025	January	1/7/2025	PALISADES FIRE	CA
Fire	Los Angeles County	FM-5551-CA	2025	January	1/8/2025	HURST FIRE	CA
Fire	Los Angeles County	FM-5550-CA	2025	January	1/8/2025	EATON FIRE	CA
Fire	Los Angeles County	DR-4856-CA	2025	January	1/8/2025	WILDFIRES AND STRAIGHT-LINE WINDS	CA

Consideration of Future Conditions and Changing Risks

Recognizing the increasing frequency and severity of climate-related hazards, the HIRA incorporates scientific projections from regional, state, and national climate assessments, ensuring that mitigation strategies remain adaptive to future conditions.

Key climate risk projections include:

- **Los Angeles County Climate Vulnerability Assessment (2021)** – Projects:

  - A tenfold increase in extreme heat events by mid-century,
  - A 40% rise in wildfire burn areas,
  - Greater intensity of inland flooding and precipitation-driven landslides.
- **California's Fourth Climate Change Assessment (2018)** – Provides downscaled climate modeling for temperature rise, drought severity, sea-level rise, and extreme weather variability through 2100.
- **First Street Foundation's Climate Risk Data (2024)** – Includes probabilistic modeling for flooding, extreme heat, and air quality deterioration, supporting local infrastructure resilience planning.
- **Santa Fe Springs General Plan and Safety Element (2024 Update)** – Aligns land use policies with projected wildfire, earthquake, and flood risk exposure, ensuring compliance with SB 379 and SB 1035.
- **Southern California Association of Governments (SCAG) Regional Climate Adaptation Framework (2020)** – Establishes regional resilience strategies for:
  - Drought mitigation,
  - Transportation adaptation, and
  - Energy grid reliability.

By integrating both historical disaster data and climate risk projections, the City of Santa Fe Springs ensures that hazard mitigation strategies are grounded in scientific evidence, anticipate future risks, and prioritize long-term resilience.

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3.2 Identifying Hazards

Definition of Hazards

For the purposes of the City of Santa Fe Springs Local Hazard Mitigation Plan (LHMP), hazards are defined as natural, technological, or human-caused events that have the potential to cause loss of life, injury, property damage, economic disruption, and environmental degradation. These hazards can be classified into two primary categories:

- Chronic Hazards – Long-term, ongoing conditions that gradually impact the community over time. These include drought, extreme heat, sea-level rise, and poor air quality, which compound over years or decades and exacerbate vulnerabilities.
- Acute Hazards – Sudden-onset, high-impact events that occur rapidly with little warning. These include earthquakes, flash floods, wildfires, hazardous materials spills, and power outages, which can cause immediate destruction and require emergency response efforts.

Methodology for Hazard Selection

Hazards for the 2025 LHMP were determined by examining hazards previously analyzed in the most recent LHMP revision as well as additional hazards identified by the City through internal solicitation from participants in the internal interview process for the LHMP.

The National Risk Index identifies 18 specific hazards that may affect communities across the United States. Not all of these hazards were included in the LHMP update. Each hazard is addressed below along with justifications as to why they may not have been included.

Hazard	Included	Explanation
Avalanche	No	The City of Santa Fe Springs does not experience significant snowfall; therefore, this hazard Is not applicable to the City.
Coastal Flooding	No	The City of Santa Fe Springs does not have any coastline; therefore, this hazard is not applicable to the City.
Cold Wave	No	Southern California is known for its temperate and warm climate; therefore, this hazard is not applicable to the City.
Drought	Yes	This hazard is included in the LHMP.
Earthquake	Yes	This hazard is included in the LHMP.
Hail	No	This hazard was not determined to be significant enough to include in the LHMP. Related hazards are included as “High wind/storms”.
Hazard	**Included**	**Explanation**

Heat Wave	Yes	This hazard is included under “Extreme Heat”.
Hurricane	No	Hurricanes rarely impact Southern California; therefore, this hazard is not applicable to the City. Similar impacts are examined under “Heavy Rain” and “Extreme Wind”.
Ice Storm	No	Southern California is known for its temperate and warm climate; therefore, this hazard is not applicable to the City.
Landslide	No	Due to its topography, the City of Santa Fe Springs does not face significant threats from landslide; therefore, this hazard is not applicable to the City.
Lightning	No	This hazard was not determined to be significant enough to include in the LHMP. Related hazards are included as “High wind/storms”.
Riverine Flooding	Yes	This hazard is included as “Flooding”
Strong Wind	Yes	This hazard is included as “High wind/storms”.
Tornado	No	Tornadoes are extremely rare in Southern California; therefore, this hazard is not applicable to the City.
Tsunami	No	The City of Santa Fe Springs does not border a major body of water and is sufficiently inland to be insulated from immediate tsunami impacts; therefore, this hazard is not applicable to the City.
Volcanic Activity	No	There are no active volcanos in Southern California; therefore, this hazard is not applicable to the City.
Wildfire	Yes	This hazard is included under “Fire”.
Winter Weather	No	Southern California is known for its temperate and warm climate; therefore, this hazard is not applicable to the City.

To ensure consistency with best practices, regulatory requirements, and evolving hazard conditions, the Planning Team conducted a comprehensive review of hazard planning documents, integrating scientific data and jurisdictional priorities from the following sources:

Federal Hazard Planning Sources and Guidance

- FEMA Local Hazard Mitigation Plan (LHMP) Guidance (44 CFR §201.6) – Defines requirements for hazard identification and risk assessment to maintain eligibility for federal hazard mitigation funding.
- FEMA National Risk Index (2023) – Provides a nationwide ranking of hazard exposure, including earthquakes, wildfires, flooding, and extreme heat, which are highly relevant to Santa Fe Springs.
- United States Geological Survey (USGS) Earthquake Hazards Program – Identifies fault systems, seismic activity, and ground shaking potential impacting Santa Fe Springs.

State of California Hazard Planning Documents

- 2023 California State Hazard Mitigation Plan (SHMP) – Provides a statewide risk assessment, including wildfire, flooding, earthquakes, drought, and extreme heat, with specific implications for Southern California.
- California's Fourth Climate Change Assessment (2018) – Uses downscaled climate models to project future hazard conditions, such as:
    - Increased wildfire risk,
    - More frequent and prolonged heat waves, and
    - Changing precipitation patterns contributing to flood and drought risk.

Regional and Local Hazard Planning Documents

- **Los Angeles County Climate Vulnerability Assessment (CVA) (2021)** – Identifies high-risk communities and infrastructure vulnerabilities to extreme heat, wildfire, flooding, and drought.
- L**os Angeles County All-Hazards Mitigation Plan (2020)** – Establishes countywide hazard assessments and highlights multi-jurisdictional risk mitigation priorities that align with Santa Fe Springs.
- **Santa Fe Springs General Plan Safety Element (2024 Update)** – Integrates hazard mitigation, land use planning, and emergency preparedness, ensuring compliance with SB 379 and SB 1035.
- **First Street Foundation Risk Factor Data (2024)** – Provides probabilistic modeling for flood, wildfire, and extreme heat risks at the parcel level, supporting localized risk assessment and infrastructure planning.

Methodology

In January 2025, a hazards and vulnerability assessment workshop was conducted with the City of Santa Fe Springs and with local stakeholders. During the workshop, attendees evaluated the risk of hazards included in previous LHMP documents as well as additional hazards suggested by attendees.

Based in part on elements of the Critical Priority Risk Index, modified for an increased emphasis on future risks using standard climate risk assessment categorization, participants were asked to give their opinion on the assigned scores for each hazard.

This information was used to calculate the Modified Calculated Probability Risk Index score. The CPRI is a common methodology used in hazard mitigation plans to quantify risk. However, it does not give sufficient weight to risks from climate change or other future events.

The Modified CPRI is calculated in the following manner:

> (*(Severity (Present)*0.3)+(Probability (Present)*0.45)+(Severity (Future)*0.3)+(Probability (Future)*0.45))*

Score values assigned are listed below, and the highest possible score was 75:

- 1 – Negligible
- 2 – Minor
- 3 – Moderate
- 4 – Major
- 5 - Extreme

This LHMP will use the following definitions throughout Section 3 to allow policymakers and planners to use the LHMP to inform City priorities and planning decisions.

Probability	Definition
Very Unlikely	Less than 5% probability of occurrence
Unlikely	Greater than 5% and less than 30% probability of occurrence
Moderate	Greater than 30% and less than 60% probability of occurrence
Likely	Greater than 60% and less than 95% probability of occurrence
Very Likely	Greater than 95% probability of occurrence

For the purposes of this LHMP, the timescale for probability, unless otherwise specified, will be 5 years, the current duration of an approved LHMP.

Hazards Matrix

	Severity (present)	Probability (present)	Present Risk Score	Severity (future)	Probability (future)	Future Risk Score	Modified CPRI	Comments
Extreme heat	3	4	12	5	5	25	6.45	
Drought	3	4	12	4	5	20	6.15	
Earthquake	4	3	12	4	3	12	5.1	
High wind/storms	4	3	12	4	3	12	5.1	
Fire	3	3	9	3	4	12	4.95	
Power outage	4	2	8	5	3	15	4.95	
Cyberattack/IT disruption	3	2	6	5	3	15	4.65	
Flooding	3	3	9	3	3	9	4.5	
Dam Failure	3	2	6	3	2	6	3.6	
Terrorism	3	2	6	3	2	6	3.6	
Infectious disease/pandemic	3	2	6	3	2	6	3.6	

Severity & Probability Scores

1 - Negligible
2 - Minor
3 - Moderate
4 - Major
5 - Extreme

Modified CPRI

((Severity (present)*0.3)+(Probability (present)*0.45)+(Severity (future)*0.3)+(Probability (future)*0.45))

Figure 7 – Risk Assessment Matrix

3.3 Hazard Profiles

3.3.1 Extreme Heat

Description

Extreme heat refers to prolonged periods of excessively high temperatures that exceed historical norms for a given region. These events are often intensified by high humidity, minimal nighttime cooling, and persistent heat retention in urban areas. The severity of an extreme heat event is influenced not only by absolute temperature values but also by the duration of sustained heat, elevated humidity levels, and the ability of the built and natural environment to dissipate heat effectively. As temperatures remain high for extended periods, the risks to public health, infrastructure, and ecosystems increase, particularly for vulnerable populations such as the elderly, young children, individuals with pre-existing health conditions, and outdoor workers.

Extreme heat presents cascading risks that extend beyond personal discomfort. Heat-related illnesses, including heat exhaustion and heat stroke, become more prevalent as prolonged exposure to high temperatures strains the human body's ability to regulate heat. Critical infrastructure is also affected, as increased demand for cooling places stress on the power grid, often leading to rolling blackouts and brownouts. Roadways and railways can suffer physical damage due to heat-induced expansion, while urban water systems experience elevated evaporation rates and greater demand for hydration and cooling. Ecosystems are not immune to these effects, as prolonged extreme heat can contribute to drought conditions, reduce soil moisture, and intensify wildfire risks.

The National Weather Service (NWS) defines extreme heat in terms of both daily maximum temperatures and the heat index, which accounts for the combined effects of heat and humidity on human perception of temperature. The heat index, often referred to as the "feels like" temperature, plays a critical role in issuing heat-related warnings and advisories. When the heat index exceeds 105°F for two or more consecutive days, the NWS typically issues an Excessive Heat Warning, signaling that conditions may pose a significant risk to public health. A Heat Advisory is issued at lower thresholds when conditions are expected to cause moderate health risks, particularly for vulnerable populations.

According to Cal-Adapt's Extreme Heat Projections, extreme heat events in California are categorized based on historical climate data and future modeling:

- Extreme Heat Days – A day when the daily maximum temperature exceeds the 98th percentile of historical highs (April–October, based on 1961–1990 records).
- Warm Nights – A night when the daily minimum temperature remains above the 98th percentile of historical nighttime lows, reducing recovery from daytime heat stress.
- Extreme Heat Waves – A period of four or more consecutive extreme heat days and warm nights, leading to increased health risks, higher energy demand, and infrastructure strain.

Urban areas can experience elevated temperatures due to the Urban Heat Island (UHI) effect, a phenomenon in which built environments absorb and retain heat more than surrounding rural areas. Surfaces such as asphalt roads, concrete sidewalks, and dark rooftops absorb solar radiation during the day and release heat more slowly at night, leading to higher ambient temperatures. Additionally, limited vegetation and tree canopy coverage reduce opportunities for natural cooling through evapotranspiration. Waste heat from industrial activity, vehicular emissions, and air conditioning systems further amplifies local temperatures.

According to the Los Angeles County Climate Vulnerability Assessment (2021), the temperature differential between urban and rural areas in the county can reach as much as 10°F. Santa Fe Springs, with its high concentration of paved surfaces and industrial activity, is particularly susceptible to this effect. As climate change accelerates, the urban heat island effect is expected to worsen, increasing both the frequency and intensity of extreme heat events in the city.

Location and Extent

Extreme heat is a citywide hazard in Santa Fe Springs, affecting all neighborhoods due to rising temperatures, the urban heat island (UHI) effect, and climate change-driven increases in heat waves. While extreme heat affects the entire community, certain areas are more vulnerable based on land cover, infrastructure characteristics, and socioeconomic conditions.

Industrial zones, high-traffic corridors, and neighborhoods with limited green space are particularly susceptible to prolonged heat retention and elevated daytime and nighttime temperatures.

Industrial areas such as the Santa Fe Springs Industrial Park and Los Nietos Business District experience some of the highest heat exposures in the city. These areas contain extensive pavement, asphalt, and metal structures that retain heat well into the evening, preventing cooling at night. The lack of tree cover and vegetation, combined with high energy consumption from manufacturing facilities, exacerbates local heat conditions.

Major transportation corridors, including Interstate 5, Interstate 605, and Telegraph Road, contribute to increased localized temperatures. The heat-absorbing materials of freeways and major roads, combined with vehicular emissions and traffic congestion, intensify surface and ambient air temperatures. Additionally, these corridors create barriers to airflow, trapping heat in adjacent neighborhoods and further amplifying extreme heat conditions.

Neighborhoods with low tree canopy coverage, such as those near Norwalk Boulevard, Florence Avenue, and Pioneer Boulevard, are more susceptible to prolonged heat stress. Santa Fe Springs' overall tree canopy coverage is below the Los Angeles County average, limiting the natural cooling benefits of shade and evapotranspiration. Expanding green infrastructure in these areas is critical to reducing long-term heat exposure.

Residential and commercial areas with older buildings, especially those constructed before 1980 in eastern and central Santa Fe Springs, are more prone to indoor overheating. These structures tend to have lower insulation, outdated cooling systems, and limited energy efficiency, making it more difficult for occupants to maintain safe indoor temperatures during extreme heat events.

Relationship to Land Use and Development

Land use patterns play a critical role in determining extreme heat vulnerability. Santa Fe Springs' urban and industrial character contributes to higher temperatures, particularly in areas with dense development, widespread impervious surfaces, and limited vegetation.

Santa Fe Springs has one of the highest concentrations of industrial land use in Los Angeles County, with extensive warehouses, distribution centers, and manufacturing plants. These facilities are constructed with heat-absorbing materials and lack natural cooling elements, leading to localized heat islands that contribute to higher energy demands for cooling. The concentration of industrial activity also places increased stress on the power grid, particularly during extreme heat events when air conditioning usage peaks.

Transportation infrastructure is another key contributor to heat retention. The city's freeway network and arterial roadways, including major corridors such as Washington Boulevard and Telegraph Road, absorb and radiate heat throughout the day and night. These paved surfaces trap heat, raising temperatures in surrounding areas. Additionally, major roadways and highways create heat corridors that restrict air circulation, preventing natural cooling and intensifying temperature extremes in adjacent residential and commercial districts.

Older residential and mixed-use neighborhoods face additional challenges due to low-albedo roofing materials and inadequate access to air conditioning. Many homes and apartment buildings constructed before modern energy efficiency standards have dark, heat-absorbing roofs and insufficient ventilation, making it difficult to maintain safe indoor temperatures. Lower-income households in these areas are especially vulnerable, as high cooling costs may prevent residents from running air conditioning during prolonged heat waves.

Parks and green spaces, such as Heritage Park, Little Lake Park, and Lakeview Park, provide some relief from extreme heat, but the existing distribution of green infrastructure is insufficient to offset the city's broader heat retention effects. Expanding tree canopy coverage, implementing urban cooling strategies such as reflective pavements and green roofs, and increasing access to shaded public spaces are essential mitigation measures to reduce extreme heat exposure across Santa Fe Springs.

Magnitude and Severity

Unlike some other natural hazards, extreme heat lacks a singular, universally accepted intensity scale, such as the Modified Mercalli Intensity Scale for earthquakes or the Saffir-Simpson Hurricane Wind Scale for hurricanes. Instead, the severity of extreme heat events is assessed using a combination of temperature thresholds, heat

indices, and frequency and duration metrics, which collectively provide a comprehensive measure of the hazard's magnitude and potential impacts.

National Weather Service (NWS) Heat Index

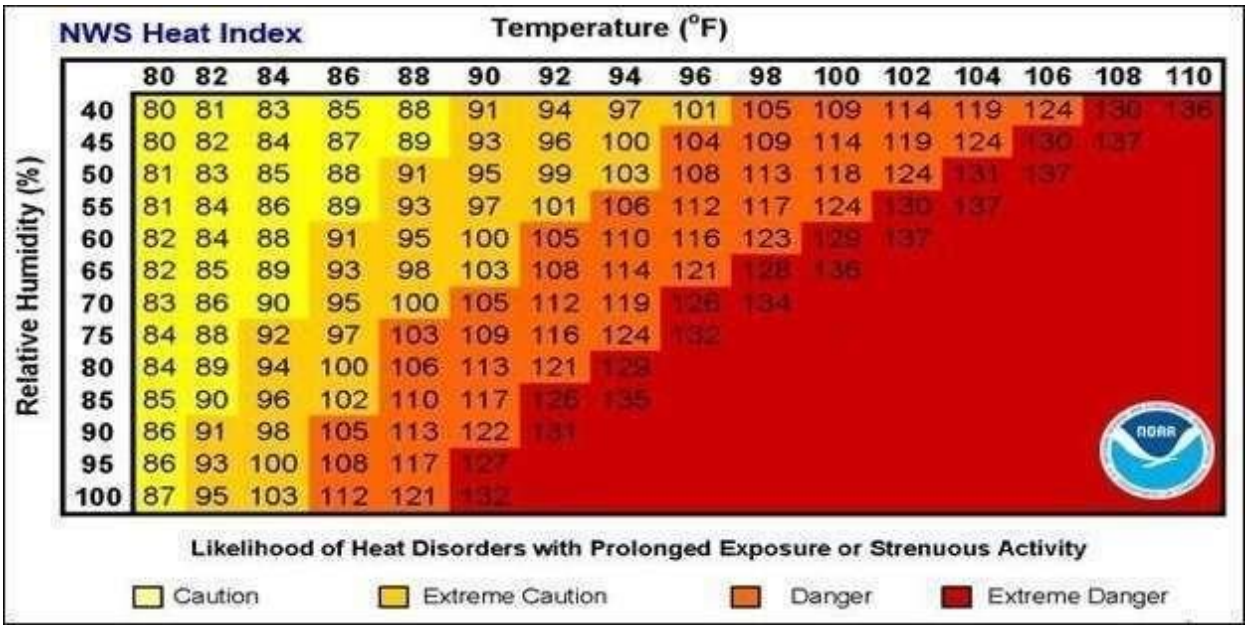


Figure 8 – National Weather Service Heat Index

The NWS Heat Index is the primary tool used to quantify how hot it "feels" by factoring in both actual air temperature and relative humidity. This index plays a critical role in issuing heat-related alerts and warnings. The NWS issues an Excessive Heat Warning when the heat index surpasses 105°F for at least two consecutive days. A Heat Advisory may be issued when heat index values pose a moderate risk to public health, particularly for vulnerable populations such as the elderly, outdoor workers, and individuals with pre-existing health conditions.

Cal-Adapt Extreme Heat Metrics

California's Cal-Adapt system, developed by Cal OES and UC Berkeley's Geospatial Innovation Facility, provides historical and projected climate data to help communities assess and plan for extreme heat risks. Cal-Adapt defines extreme heat through three primary measurements:

- Extreme Heat Days – A day when the maximum temperature exceeds the 98th percentile of historical daily highs (based on 1961–1990 data).
- Warm Nights – A night when the minimum temperature remains above the 98th percentile of historical lows for the same period, limiting nighttime cooling and increasing heat stress.
- Extreme Heat Waves – A period of four or more consecutive Extreme Heat Days and Warm Nights, significantly increasing health risks, energy demand, and infrastructure stress.

Severity of Extreme Heat

Extreme heat events in Santa Fe Springs are becoming more frequent, prolonged, and intense, largely due to climate change and the urban heat island (UHI) effect. The city's industrial and commercial land use patterns exacerbate heat retention, leading to sustained exposure to high temperatures, particularly in heat-prone areas such as industrial zones, high-density neighborhoods, and communities with limited tree canopy coverage.

Health and Infrastructure Impacts

The intensification of extreme heat presents severe risks to human health, critical infrastructure, and economic stability. Heat-related illnesses, including heat exhaustion and heat stroke, are expected to rise, particularly among outdoor workers, elderly residents, low-income populations, and individuals with pre-existing medical conditions. The burden on the healthcare system will likely increase as emergency room visits for heat-related conditions become more frequent.

Extreme heat also places significant stress on energy infrastructure. Increased demand for air conditioning can lead to power outages, rolling blackouts, and grid failures, particularly during prolonged heat waves. Additionally, high temperatures accelerate the deterioration of roads, bridges, and rail infrastructure, causing asphalt softening, pavement buckling, and rail track warping, further disrupting transportation networks and economic activity.

Historical Occurrences

While there have been no formal FEMA disaster declarations for extreme heat in Southern California, Santa Fe Springs and Los Angeles County have experienced multiple extreme heat events over the past several decades, resulting in increased public health risks, surges in energy demand, and cascading infrastructure failures.

- **July 2006 Heat Wave:** In July 2006, Southern California experienced an unprecedented 21-day heat wave, marking the longest recorded extreme heat event in the region since record-keeping began in the San Fernando Valley in 1949. During this prolonged period, temperatures exceeded 100°F across the Los Angeles Basin, placing immense strain on emergency response systems, energy infrastructure, and public health services. The heat wave resulted in a substantial increase in emergency room visits for heat-related illnesses, widespread power outages, and a rise in heat-related fatalities.

- **September 2020 Heat Wave:** In September 2020, Los Angeles County recorded an all-time high temperature of 121°F in the San Fernando Valley, making it one of the most intense heat waves in the region's history. The extreme temperatures led to widespread power disruptions, an increase in 911 emergency calls, and severe health impacts, particularly among vulnerable populations such as seniors, outdoor workers, and low-income residents with limited access to air conditioning. The event also exacerbated air pollution and ground-level ozone formation, increasing the prevalence of respiratory illnesses and cardiovascular complications.
- **August 2020 Rolling Blackouts:** Another significant extreme heat event occurred in August 2020, when electricity demand exceeded the available power supply, triggering California's first rolling blackouts in nearly two decades. As temperatures soared, the state's power grid was unable to meet the demand for air conditioning and cooling systems, forcing rotating power outages across multiple counties, including Los Angeles County and Santa Fe Springs. Nearly 500,000 residents lost electricity, disrupting access to cooling systems, refrigeration, and critical medical equipment, further endangering vulnerable populations already struggling with extreme heat exposure.

Probability and Effects of Future Conditions



Figure 9 – Average Daily Maximum Temperature Projection

Overall probability over next five years: ***Likely.***

Extreme heat in Santa Fe Springs is projected to intensify in frequency, severity, and duration due to the ongoing effects of climate change. Rising global temperatures, coupled with the urban heat island (UHI) effect, will lead to more frequent, longer-lasting, and higher-intensity heat waves, posing serious risks to public health, infrastructure, and economic stability.

According to the Los Angeles County Climate Vulnerability Assessment, extreme heat waves will become significantly more common by mid-century, particularly in inland areas like the Los Angeles Basin. The increasing severity of extreme heat events will strain energy infrastructure, elevate the risk of heat-related illnesses, and disproportionately impact vulnerable communities.

Projected Temperature Increases

Climate models based on the Representative Concentration Pathway (RCP) 8.5 “business-as-usual” scenario, which assumes continuing trends of greenhouse gas emissions, indicate a substantial rise in extreme heat thresholds for the region.

By mid-century, the 95th-percentile daily maximum temperature for Los Angeles County is projected to increase by an average of 5.4°F. In the San Gabriel Valley region, which includes Santa Fe Springs, historical extreme heat thresholds of approximately 100°F are expected to increase to 105°F or higher. These rising temperatures will make heat waves more intense and prolonged, heightening stress on critical infrastructure, water resources, and emergency response systems.

Increased Frequency of Heat Waves

Historically, heat waves in Los Angeles County were relatively rare, occurring less than once per year. Under historical conditions, a heat wave is defined as four or more consecutive days exceeding the 98th-percentile temperature threshold of 94.4°F.

By 2050, climate projections indicate that Santa Fe Springs and surrounding areas may experience up to five extreme heat waves per year, representing a tenfold increase from historical averages. These heat waves will disrupt daily life, increase cooling costs, and exacerbate existing health disparities among low-income and medically vulnerable populations.

Longer Duration and Warmer Nights

Not only will extreme heat waves become more frequent, but their duration will also increase, making multi-day heat waves the norm rather than the exception.

In addition, overnight temperatures are projected to remain significantly higher, reducing opportunities for heat recovery. Historically, Los Angeles County has experienced an average of eight warm nights per year, defined as nights where the minimum temperature remains above 66.4°F. By mid-century, this number is expected to rise to 44 warm nights per year.

Warmer nights are particularly dangerous for vulnerable populations, as they limit the body's ability to recover from daytime heat stress, increasing the risk of heat exhaustion, heat stroke, and cardiovascular complications.

The lack of overnight cooling also heightens energy demand, placing additional strain on the power grid and increasing the likelihood of blackouts.

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3.3.2 Drought

Hazard Description

Drought is a prolonged period of below-average precipitation resulting in water shortages that impact people, agriculture, ecosystems, and industries. Unlike other natural hazards, droughts develop gradually and can persist for months or even years. Drought severity is often exacerbated by high temperatures, low humidity, and increased evaporation rates, further straining natural and human systems.

According to the National Weather Service (NWS), drought is defined as a deficiency of moisture severe enough to adversely affect people, animals, or vegetation over a sizable area. The U.S. Drought Monitor classifies drought conditions on a scale from "Abnormally Dry (D0)" to "Exceptional Drought (D4)," based on multiple indicators such as precipitation deficits, soil moisture levels, and reservoir storage.

Droughts are categorized into five primary types based on their causes and impacts:

Meteorological Drought: Occurs when precipitation levels fall significantly below the historical average for an extended period. In California, shifts in climate patterns such as La Niña and El Niño influence drought conditions. The El Niño-Southern Oscillation (ENSO) cycle plays a crucial role in regional precipitation variability, with La Niña phases typically linked to drier conditions.

Agricultural Drought: Results from insufficient soil moisture to sustain healthy crop and pasture growth. This is particularly concerning for California's Central Valley, where agriculture relies heavily on surface water and groundwater supplies. Prolonged droughts lead to lower crop yields, increased irrigation demands, and higher food prices.

Hydrological Drought: Occurs when surface and groundwater supplies decline due to extended precipitation deficits, leading to reduced river flows, depleted reservoirs, and dropping groundwater tables. In Southern California, where water supplies depend on the Sierra Nevada snowpack, rising temperatures and altered precipitation patterns due to climate change have reduced snowpack accumulation, leading to earlier snowmelt and lower summer water availability.

Socioeconomic Drought: Happens when water shortages disrupt economic activities, public infrastructure, and daily life. Drought conditions often result in stricter water use regulations, increased utility costs, and economic losses in sectors such as agriculture, energy production, and tourism. Additionally, extended droughts elevate wildfire risk, increasing emergency response costs and insurance premiums.

Ecological Drought: Disrupts natural ecosystems by affecting wildlife, aquatic habitats, and vegetation. Prolonged droughts have contributed to tree mortality and increased vulnerability to pests, such as bark beetle infestations.

Location and Geographic Extent

Drought is a chronic and pervasive hazard that affects all areas of Santa Fe Springs. Unlike hazards with distinct geographic boundaries-such as floodplains or wildfire-prone areas-drought emerges when precipitation levels fall significantly below historical averages for extended periods, leading to widespread water shortages. Its slow onset and prolonged duration amplify its socioeconomic and environmental consequences, often persisting long after initial precipitation deficits resolve.

The U.S. Drought Monitor and Palmer Drought Severity Index (PDSI) are the primary tools used to assess drought conditions. These indices integrate multiple factors, including precipitation deficits, soil moisture depletion, and reservoir storage, to classify drought intensity from Abnormally Dry (D0) to Exceptional Drought (D4).

Drought-prone areas within Santa Fe Springs are not defined by physical geography but rather by their reliance on vulnerable water sources. The city's primary water supply challenges stem from:

- Groundwater Basins – Santa Fe Springs depends on the Central Basin Groundwater Aquifer, which experiences declining recharge rates during prolonged droughts, reducing available water for municipal and industrial use. Increased groundwater pumping during drought conditions also elevates the risk of land subsidence, threatening infrastructure stability.
- Imported Water Supplies – A significant portion of Santa Fe Springs' water is sourced from the Metropolitan Water District of Southern California (MWD), which imports water from the Colorado River and the State Water Project. Both sources face severe long-term drought risks-the Colorado River Basin has been in persistent drought since 2000, and the State Water Project has delivered only 5%-15% of its allocated supply during extreme drought years.
- Surface Water Bodies – While Santa Fe Springs does not have major natural lakes or reservoirs, regional storage facilities managed by Los Angeles County and the State of California experience heightened evaporation rates and reduced capacity during prolonged drought periods.

Urban development and land use patterns in Santa Fe Springs influence the city's vulnerability and resilience to drought. Several key sectors are particularly impacted:

- Industrial and Commercial Sectors – Santa Fe Springs has a high concentration of industrial facilities, many of which require substantial water use for cooling, processing, and manufacturing. Drought-driven water restrictions may result in increased operational costs, production delays, and economic losses, particularly for industries that depend on steady water supplies.
- Residential Areas – The city's residential neighborhoods rely heavily on outdoor irrigation for landscaping, making them primary targets for mandatory water reductions during drought emergencies.
- Parks and Green Spaces – Public parks, golf courses, and urban green spaces are vulnerable to water shortages, leading to vegetation stress, loss of tree cover, and increased urban heat island effects.

Magnitude and Severity

Unlike sudden-onset hazards such as earthquakes or hurricanes, drought is a slow-developing phenomenon lacking a universally accepted severity scale. Instead, its magnitude and severity are evaluated using multiple indices that consider precipitation deficits, soil moisture levels, streamflow reductions, and socio-economic impacts.

Palmer Drought Severity Index (PDSI): The PDSI is a widely utilized metric that assesses long-term drought conditions by analyzing precipitation, temperature, and soil moisture data. It classifies drought severity on a scale from +4.0 (extremely wet) to -4.0 (extreme drought). This index is particularly pertinent to Southern California, where prolonged precipitation deficits and rising temperatures contribute to persistent drought conditions.

Category	Description	Example Percentile Range for Most Indicators	Values for Standard Precipitation Index and Standardized Precipitation-Evapotranspiration Index
None	Normal or wet conditions	31 or above	-0.49 or above
D0	Abnormally Dry	21 to 30	-0.5 to -0.79
D1	Moderate Drought	11 to 20.99	-0.8 to -1.29
D2	Severe Drought	6 to 10.99	-1.3 to -1.59
D3	Extreme Drought	3 to 5.99	-1.6 to -1.99
D4	Exceptional Drought	0 to 2.99	-2.0 or less

Figure 10 - US Drought Monitor Classification Scheme.
Source: https://droughtmonitor.unl.edu/About/AbouttheData/DroughtClassification.aspx

U.S. Drought Monitor Classification: The U.S. Drought Monitor categorizes drought severity into five levels, serving as a critical tool for emergency declarations, water conservation measures, and agricultural impact assessments:

- **D0 (Abnormally Dry):** Short-term dryness, slower crop growth, and increased fire risk.
- **D1 (Moderate Drought):** Some damage to crops, voluntary water restrictions implemented.
- **D2 (Severe Drought):** Likely crop losses, water shortages, and mandatory restrictions.
- **D3 (Extreme Drought):** Major crop losses, widespread water shortages, and heightened fire risk.
- **D4 (Exceptional Drought):** Widespread water emergencies, ecosystem degradation, and significant economic losses.

Standardized Precipitation Index (SPI): The SPI measures drought intensity over various time scales, ranging from one month to multiple years. It quantifies deviations in precipitation from historical averages and is particularly useful for assessing short-term drought impacts on urban water supplies. Agencies such as the

California Department of Water Resources (DWR) and the National Oceanic and Atmospheric Administration (NOAA) utilize SPI data to project seasonal drought risks for Southern California.

California Snow Water Equivalent (SWE) Index: A significant portion of Southern California's water supply depends on the Sierra Nevada snowpack. The SWE Index measures the amount of water stored in the snowpack; lower SWE values indicate reduced runoff and heightened drought risk. Climate projections suggest that by 2050, SWE levels could decline by up to 65%, further exacerbating water shortages.

Santa Fe Springs is classified as a high drought-risk area due to its reliance on imported water from the State Water Project, the Colorado River, and groundwater from the Central Basin Aquifer. The Los Angeles County Climate Vulnerability Assessment (2021) and the 2023 California State Hazard Mitigation Plan (SHMP) project that future droughts in Santa Fe Springs will last longer and occur more frequently due to:

- Higher evaporation rates caused by rising temperatures.
- Declining groundwater recharge rates, leading to lower water table levels.
- More extreme precipitation variability, resulting in prolonged dry periods followed by short bursts of heavy rainfall, which do not sufficiently replenish reservoirs.

Historical Occurrences

Drought is a recurrent hazard in California, with Santa Fe Springs and the greater Los Angeles region experiencing multiple severe droughts in recent decades. These prolonged dry periods have strained water supplies, increased wildfire risk, and led to mandatory conservation measures. Historical drought occurrences highlight the increasing frequency and intensity of dry conditions, exacerbated by climate change and growing water demand.

- **2011–2017 California Drought**: The 2011–2017 drought was one of the most severe and prolonged in California's history. By 2014, nearly the entire state was classified under D2 (Severe Drought) or worse. This drought led to statewide emergency water conservation mandates, requiring jurisdictions, including Santa Fe Springs, to reduce water usage by at least 25%. The drought persisted until early 2017, when consecutive winter storms helped replenish water supplies.
- **2020–2022 Drought**: Beginning in late 2020, another significant drought developed across California. By 2022, 97% of Los Angeles County was classified under D3 (Extreme Drought) or higher, leading to:
  - Reduced snowpack levels in the Sierra Nevada, which provide a major source of imported water for Southern California.
  - Historic low water levels in key reservoirs, including the Colorado River Basin, which supplies much of the region's drinking water.
  - Increased wildfire risk, with vegetation drying out earlier in the season.

Long-Term Trends and FEMA Disaster Declarations: While droughts do not typically result in FEMA Major Disaster Declarations (DR) or Emergency Declarations (EM) in the same way as earthquakes or wildfires, their cascading impacts-such as wildfires, water shortages, and economic disruptions-have contributed to multiple FEMA disaster declarations in California.

- FEMA DR-4323 (2017) included federal assistance for wildfire damages exacerbated by prolonged drought conditions.
- FEMA DR-4558 (2020) was declared in response to wildfires intensified by ongoing drought, highlighting the link between prolonged dry periods and fire risk.

State drought emergency declarations have been issued multiple times, including Governor-declared drought emergencies in 2014, 2015, 2021, and 2022, all of which impacted Santa Fe Springs.

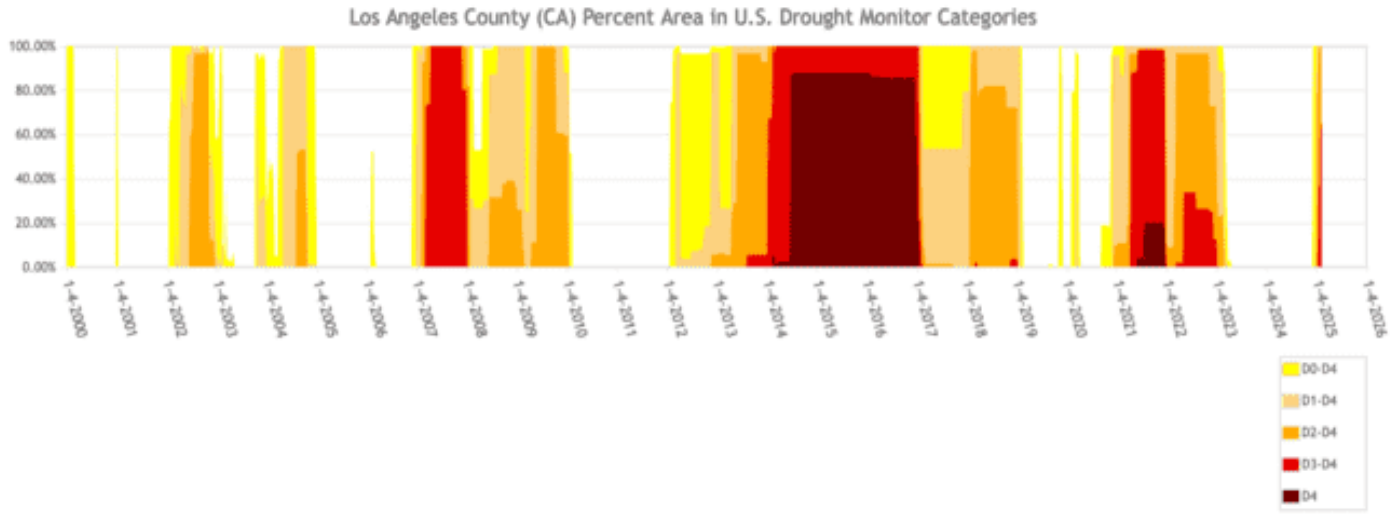


Figure 11 - Los Angeles County Percent Area in Drought Categories
Source: https://droughtmonitor.unl.edu/dmData/Timeseries.aspx

Probability and Effects of Future Conditions

Overall probability over next five years: ***Likely.***

Drought conditions in Santa Fe Springs are anticipated to increase in frequency, duration, and severity due to climate change, rising temperatures, and shifting precipitation patterns. Climate models and historical data indicate that Los Angeles County and the broader Southern California region will experience longer and more intense dry periods, punctuated by short, intense rainfall events. These changes are expected to lead to reduced water availability and inefficient groundwater recharge.

More Frequent and Prolonged Droughts

Projections suggest that by mid-century, Santa Fe Springs may experience drought conditions nearly every decade, a significant increase from historical trends where major droughts occurred approximately every 20 to 30 years. Temperature increases of 4.4°F to 5.4°F by 2050 are expected to accelerate evaporation rates, deplete soil moisture, and increase reservoir losses, thereby intensifying drought severity. The ongoing North American megadrought, which began in 2000, has been identified as the driest period in at least 1,200 years. Such extreme droughts are projected to become twice as frequent by 2060.

Declining Water Supplies and Increased Dependence on Imported Water

Santa Fe Springs relies heavily on imported water from the Metropolitan Water District of Southern California (MWD), which sources water from the State Water Project (SWP) and the Colorado River Basin. The Sierra Nevada snowpack, which supplies approximately 30% of California's water, is projected to shrink by up to 65% by 2100, leading to significantly reduced runoff into SWP reservoirs. Colorado River Basin is experiencing historic lows, with key reservoirs like Lake Mead and Lake Powell reaching their lowest levels in recorded history in 2022. This situation has prompted federal negotiations on mandatory water cuts for California, Arizona, and Nevada, potentially impacting Santa Fe Springs' supply from the MWD Colorado River Aqueduct.
Groundwater recharge rates in the Central Basin Aquifer, serving Santa Fe Springs, are expected to decline, increasing reliance on costlier imported water. Over-extraction of groundwater during drought periods also contributes to land subsidence risks.

Extreme Weather and Precipitation Variability ("Precipitation Whiplash")

Climate models indicate that Santa Fe Springs and Southern California will experience more extreme shifts between drought and flooding, known as "precipitation whiplash." This occurs when prolonged dry conditions are abruptly followed by intense rainfall, leading to runoff, erosion, and reduced groundwater replenishment. The frequency of extreme atmospheric river storms, which deliver the bulk of California's precipitation, is expected to increase by 25% by 2070. However, these events will not be evenly distributed throughout the year, meaning that much of the rainfall will not sufficiently replenish groundwater or reservoir storage. Periods of extreme heat during droughts will further increase water demand, stressing local water distribution systems and creating higher costs for residents, businesses, and industrial facilities.

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3.3.3 Earthquake

Hazard Description

An earthquake is a sudden and violent shaking of the ground caused by the release of energy within the Earth's crust due to movement along fault lines. This energy release generates seismic waves that propagate outward, resulting in ground shaking, surface rupture, soil liquefaction, landslides, and, in some cases, tsunamis. Earthquakes vary in magnitude, depth, and duration, with impacts ranging from minor tremors to catastrophic destruction. Their severity depends on factors such as the amount of energy released, proximity to the epicenter, depth of the seismic activity, and local geological conditions. Because seismic events occur without warning, they are among the most unpredictable and destructive natural hazards.

Types of Earthquakes

Tectonic Earthquakes: The majority of earthquakes occur due to the movement of tectonic plates. In California, seismic activity primarily results from strike-slip faults, where plates slide past each other horizontally. The San Andreas Fault, which defines the boundary between the Pacific and North American Plates, is the most well-known fault system in the region. Other significant fault systems in Southern California include the Whittier Fault, the Newport-Inglewood Fault, and the Puente Hills Fault, each capable of producing destructive earthquakes.

Induced Seismicity: Human activities, including groundwater extraction, oil and gas drilling, and wastewater injection, can also trigger earthquakes, a phenomenon known as induced seismicity. Such events have been documented in California's oil-producing regions, where subsurface pressure changes have led to small-to-moderate seismic activity.

Ground Shaking and Secondary Effects

The primary hazard associated with earthquakes is ground shaking, which can lead to structural collapse, damage to critical infrastructure, and widespread disruptions. Additional secondary hazards include:

- **Surface Rupture** – If an earthquake occurs along a shallow fault, ground displacement may damage roads, pipelines, and buildings.
- **Liquefaction** – Areas with loose, water-saturated soils are at risk of liquefaction, where the ground temporarily behaves like a liquid, leading to building collapses and infrastructure failure.
- **Landslides** – Steep slopes and hillsides in the Puente Hills region may be vulnerable to landslides following seismic activity.
- **Fire Risk** – Broken gas lines and electrical failures caused by earthquakes increase the risk of post-seismic fires, a major concern in urbanized areas.

Location and Geographic Extent

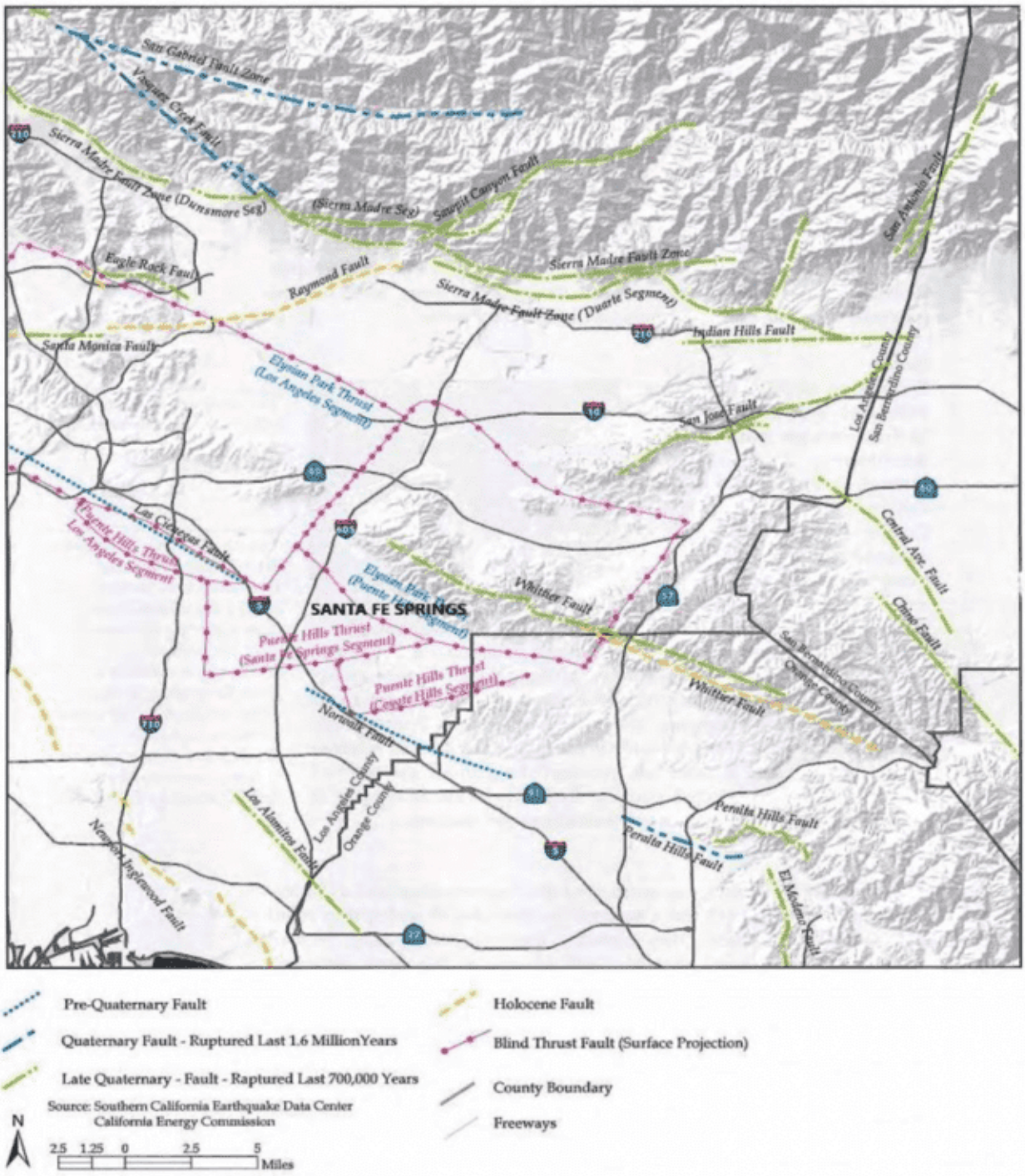


Figure 12 – Map of Faults Near the City of Santa Fe Springs.

Santa Fe Springs is located in a seismically active region of Southern California, where multiple active fault systems pose significant earthquake risks. The city is in Los Angeles County, an area classified as having high seismic hazard potential due to its proximity to several major faults. These faults, capable of producing moderate to severe earthquakes, include:

- Whittier Fault – A right-lateral strike-slip fault running through the Puente Hills region, just north of Santa Fe Springs. It is capable of producing magnitude 6.5 to 7.0 earthquakes, which could cause severe ground shaking and structural damage.
- Puente Hills Fault System – A blind thrust fault located beneath the Los Angeles Basin, including areas near Santa Fe Springs. This fault has the potential to generate a magnitude 7.5 earthquake, with significant surface displacement and strong ground shaking.
- Norwalk Fault – A smaller but active fault near the Santa Fe Springs-Norwalk border. Though less studied than the Whittier and Puente Hills faults, its movement could exacerbate localized ground shaking effects.
- San Andreas Fault – Although not immediately adjacent to Santa Fe Springs, the San Andreas Fault presents a regional risk. A magnitude 7.8 or greater earthquake along this fault could trigger widespread damage throughout Southern California, including secondary effects such as liquefaction, power outages, and transportation disruptions affecting Santa Fe Springs.

The California Geological Survey (CGS) and U.S. Geological Survey (USGS) classify Santa Fe Springs as part of a high-liquefaction susceptibility zone, particularly in areas underlain by saturated, loose soils, which could amplify ground shaking and contribute to infrastructure failure during a significant seismic event.

Relationship to Land Use and Development

Figure S-1: Seismic Hazards

RE-IMAGINE SANTA FE SPRINGS | 2040 GENERAL PLAN

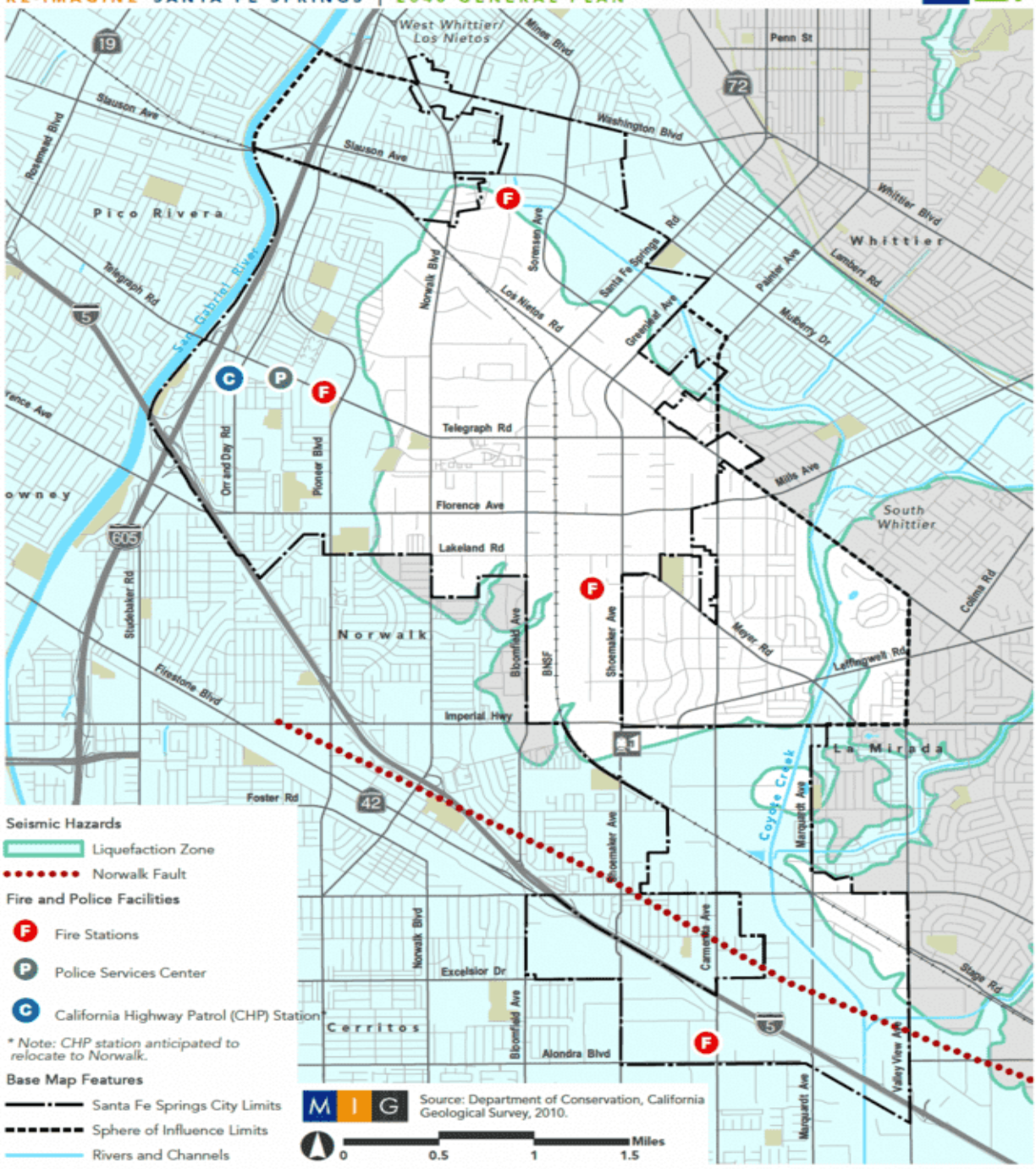


Figure 13 – Seismic Hazards Map (Source: SCAG).

Santa Fe Springs' urban environment consists of a mix of residential, commercial, and industrial development, all of which have varying levels of vulnerability to earthquake hazards.

Industrial and Commercial Corridors: Santa Fe Springs is home to a large number of industrial facilities, warehouses, and commercial centers, particularly along Telegraph Road, Norwalk Boulevard, and Firestone Boulevard. Many older industrial buildings were constructed before modern seismic codes, making them more vulnerable to structural failure, hazardous materials spills, and disruptions to supply chains in the event of a major earthquake.

Residential Areas: The city's residential neighborhoods, including areas near Carmenita Road and Pioneer Boulevard, primarily consist of single-family homes and low-rise apartment buildings. Older homes built before California's 1970s seismic building code updates may be at risk of foundation failure, chimney collapses, and severe structural damage.

Critical Infrastructure and Public Facilities: Several critical infrastructure systems in Santa Fe Springs could be severely impacted by strong earthquakes, including:

- Water and Sewer Lines – The city relies on an extensive underground water and wastewater system, which may be damaged by ground displacement, liquefaction, or fault rupture.
- Electric and Natural Gas Utilities – The city's electric grid and natural gas pipelines are susceptible to fire hazards, explosions, and prolonged power outages following a major earthquake.
- Transportation Corridors – Key regional transportation routes, including Interstate 5, Interstate 605, and State Route 60, pass near Santa Fe Springs. A major earthquake could cause overpass collapses, roadway cracking, and traffic disruptions, severely impacting emergency response efforts.

Liquefaction and Soft-Soil Hazards

Santa Fe Springs has several areas where loose, water-saturated soils could undergo liquefaction during seismic events, leading to severe ground instability and structural collapse. According to the California Geological Survey, the areas most susceptible to liquefaction are near the San Gabriel River floodplain and low-lying industrial zones. Ground shaking in these areas could result in infrastructure damage, utility line failures, and increased costs for post-earthquake recovery.

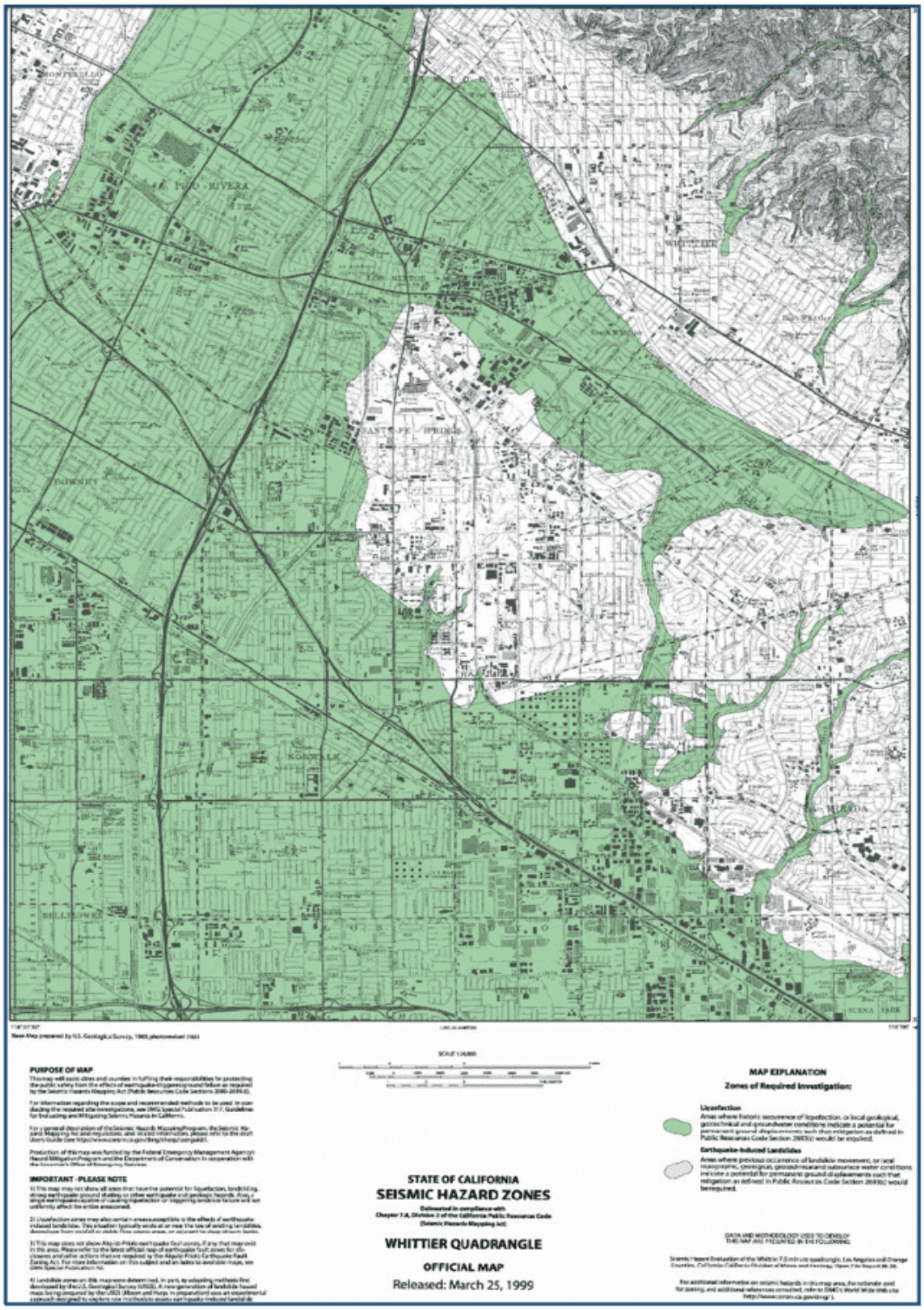


Figure 14 – Seismic Hazard Zone Map

Magnitude and Severity

Earthquake severity is measured using two primary scales: magnitude, which quantifies the energy released at the earthquake's source, and intensity, which describes the observed effects on people, structures, and the environment at different locations.

The Moment Magnitude Scale (Mw) is the most widely used measure of earthquake size, replacing the older Richter Scale. It quantifies the total energy released by an earthquake by considering fault length, slip amount, and rock rigidity. The Richter Scale, developed in 1935, assigns a logarithmic magnitude value to seismic events, where each whole-number increase represents a tenfold increase in amplitude and approximately 32 times more energy release.

Magnitude Classifications:

- Minor (Mw <3.0) – Generally not felt but recorded by seismographs.
- Light (Mw 3.0–4.9) – Often felt, but rarely causes damage.
- Moderate (Mw 5.0–5.9) – Can cause damage to poorly built structures.
- Strong (Mw 6.0–6.9) – Can cause widespread damage, particularly near the epicenter.
- Major (Mw 7.0–7.9) – Causes significant destruction over a large area.
- Great (Mw 8.0+) – Capable of catastrophic damage and widespread impact.

The Modified Mercalli Intensity (MMI) Scale categorizes earthquakes based on their observed effects on people, buildings, and natural features. It is measured on a Roman numeral scale from I (Not Felt) to XII (Total Destruction). Unlike magnitude, which remains constant for a given earthquake, MMI values vary by location based on distance from the epicenter, soil composition, and building vulnerability.

Intensity Levels:

- I – Instrumental: Not felt except by very sensitive instruments.
- IV – Light: Felt indoors by many, outdoors by few; no damage.
- VII – Very Strong: Noticeable damage to buildings; furniture overturned.
- IX – Violent: Severe damage, some buildings collapse.
- XII – Catastrophic: Total destruction; ground movement visible.

Santa Fe Springs is at high risk for strong ground shaking due to its proximity to the Whittier Fault, Puente Hills Fault System, and the Norwalk Fault. Based on USGS ShakeMap projections, a magnitude 6.5–7.5 earthquake on the Whittier Fault could generate MMI VIII (Severe) to MMI IX (Violent) shaking in Santa Fe Springs. This level of intensity could result in:

- Severe infrastructure damage to older buildings, roads, and bridges.
- Widespread power outages due to transmission line failures.
- Potential ruptures in water and gas pipelines, increasing fire risk.
- Liquefaction hazards in areas with water-saturated soils, particularly in industrial zones.

Historical Occurrences

The following data comes from FEMA's Disaster Declarations for States and Counties (https://www.fema.gov/data-visualization/disaster-declarations-states-and-counties).:

Incident Subcategory	County	FEMA Declaration String	Calendar Year of Declaration	Date Month	Declaration Date	Declaration Title	State
Other	Los Angeles County	DR-299-CA	1971	February	2/9/1971	SAN FERNANDO EARTHQUAKE	CA
Other	Los Angeles County	DR-799-CA	1987	October	10/7/1987	EARTHQUAKE & AFTERSHOCKS	CA
Other	Los Angeles County	DR-1008-CA	1994	January	1/17/1994	NORTHRIDGE EARTHQUAKE	CA

Santa Fe Springs is located in one of the most seismically active regions in the United States, with a history of moderate to strong earthquakes that have impacted Los Angeles County and the surrounding areas. Due to its proximity to major fault systems, including the Whittier Fault, Puente Hills Fault System, and Norwalk Fault, the city remains vulnerable to damaging seismic events. Several significant earthquakes have affected the region, leading to FEMA Major Disaster Declarations (DR) for Los Angeles County.

- **1971 San Fernando Earthquake (Magnitude 6.6)**
  - Date: February 9, 1971
  - Epicenter: San Fernando Valley, approximately 30 miles northwest of Santa Fe Springs
  - Impacts: Severe structural damage to buildings, freeway overpass collapses, and hospital failures
  - Casualties: 65 fatalities and more than 2,000 injuries
  - Economic Losses: Estimated at over $500 million
  - FEMA Major Disaster Declaration: DR-299-CA
- **1987 Whittier Narrows Earthquake (Magnitude 5.9)**
  - Date: October 1, 1987
  - Epicenter: Whittier Narrows, approximately five miles northeast of Santa Fe Springs
  - Impacts: Widespread structural damage, particularly in Whittier, Montebello, and Santa Fe Springs
  - Casualties: 8 fatalities, over 200 injuries
  - Economic Losses: Estimated at $358 million
  - FEMA Major Disaster Declaration: DR-799-CA

- **1994 Northridge Earthquake (Magnitude 6.7)**
  - Date: January 17, 1994
  - Epicenter: San Fernando Valley
  - Impacts: Severe shaking (Modified Mercalli Intensity IX – Violent), freeway collapses, structural failures, and widespread power outages
  - Casualties: 57 fatalities, over 9,000 injuries
  - Economic Losses: Exceeded $40 billion, making it one of the costliest earthquakes in U.S. history
  - Santa Fe Springs Impact: Moderate to strong shaking, reports of structural damage to commercial and industrial facilities
  - FEMA Major Disaster Declaration: DR-1008-CA

- **2014 La Habra Earthquake (Magnitude 5.1)**
  - Date: March 28, 2014
  - Epicenter: One mile east of La Habra, four miles north of Fullerton
  - Impacts: Ground shaking recorded throughout Los Angeles and Orange counties, minor structural damage, power outages, and small ground fissures
  - Aftershocks: Included a magnitude 4.1 event in Rowland Heights

Probability and Effects of Future Conditions

Overall probability over next five years: ***Moderate.***

Seismic risk in Santa Fe Springs is assessed using Probabilistic Seismic Hazard Analysis (PSHA), which estimates the likelihood of different levels of ground shaking over a given time period. The United States Geological Survey (USGS) and the California Geological Survey (CGS) provide earthquake probability models based on historical seismic activity, fault slip rates, and geologic conditions.

The 2024 Uniform California Earthquake Rupture Forecast (UCERF3) estimates a 72% probability of a magnitude 6.7 or greater earthquake in Southern California within the next 30 years. The Whittier Fault, Puente Hills Fault System, and San Andreas Fault pose the greatest risk to Santa Fe Springs. The Whittier Fault has a 20-25% probability of producing a magnitude 6.7+ earthquake within the same period, which could cause significant damage to the city. The Puente Hills Fault System is of particular concern due to its location beneath dense urban areas of Los Angeles County. A magnitude 7.5 earthquake on this fault could produce extreme shaking (MMI IX-X) in Santa Fe Springs, causing major infrastructure failures and economic losses.
Seismic ground shaking intensity maps classify Santa Fe Springs as part of a high-risk zone for strong ground motion, especially in areas with loose alluvial soils near the San Gabriel River floodplain. Liquefaction hazard modeling from the CGS identifies portions of Santa Fe Springs as highly susceptible to ground failure, particularly in industrial zones and near transportation corridors.

Recent research indicates that multi-fault ruptures are more common than previously thought. Future earthquakes could involve simultaneous movement along multiple connected fault segments. A rupture involving both the Whittier and Puente Hills faults could result in a magnitude 7.0–7.5 earthquake, significantly amplifying damage in Santa Fe Springs.

Many industrial and commercial structures in Santa Fe Springs were constructed before California's 1970s seismic building code updates, increasing the probability of severe structural failures in a major earthquake.

Climate change does not directly cause earthquakes, it may influence secondary hazards such as landslides and post-seismic flooding. Prolonged droughts may weaken soil stability, exacerbating landslide risks on steep slopes following seismic events. Extreme precipitation events associated with climate change may contribute to post-earthquake flooding, further complicating emergency response and recovery.

3.3.4 High wind/storms

Hazard Description

High wind events in Santa Fe Springs result from a variety of meteorological phenomena, including thunderstorm inflows and outflows, downburst winds, strong frontal systems, and pressure gradient winds driven by high- and low-pressure systems. These events include Santa Ana winds, severe thunderstorms, and high-intensity frontal storms, all of which pose risks to infrastructure, utilities, and public safety.

Santa Ana Winds: Santa Ana winds originate in the Great Basin region of Nevada and Utah and move downslope into Southern California due to high-pressure systems. As these winds descend, they experience compressional heating, warming by approximately five degrees Fahrenheit per 1,000 feet of descent, creating extremely dry conditions. These winds are most common between September and April, with peak activity in the fall and early winter months. During strong events, wind speeds in Santa Fe Springs can reach sustained levels of 50 to 70 mph, with gusts exceeding 100 mph in certain locations. Santa Ana winds significantly increase wildfire risks, as they rapidly spread flames through dry vegetation, leading to large-scale fire disasters and FEMA-declared emergencies.

Thunderstorm and Downburst Winds: Thunderstorm-related winds result from rapid downdrafts, creating damaging straight-line winds. Downburst winds occur when storm clouds collapse, forcing a powerful surge of air toward the ground. These winds can reach speeds of 60 to 80 mph and are capable of uprooting trees, damaging power lines, and disrupting transportation networks. The force of these winds poses risks to aviation, utility infrastructure, and buildings, particularly those constructed before modern wind-resistant building codes were in place.

Gradient Winds from Storm Systems: Large-scale storm systems moving through Southern California generate strong gradient winds, particularly during winter storms. These winds develop when intense pressure differences drive sustained wind speeds of 40 to 60 mph, with higher gusts in areas with open terrain or near passes and canyons. Winter frontal storms associated with the Pacific jet stream often lead to long-duration high wind events, which can cause widespread utility outages, structural damage, and disruptions to transportation corridors.

Location and Geographic Extent

Santa Fe Springs is vulnerable to high wind events, including Santa Ana winds and storm-induced windstorms. Regional meteorological patterns indicate that strong easterly winds, particularly Santa Ana winds, are funneled through nearby mountain passes, intensifying as they move into the Los Angeles Basin. These events are most frequent between September and April, with peak activity in the fall and early winter months. The National

Weather Service (NWS) identifies these winds as capable of reaching sustained speeds exceeding 40 mph, with gusts surpassing 60 mph during extreme events.

The city's topography and surrounding landscape influence wind flow and intensity. Santa Fe Springs' location within the Los Angeles Basin, adjacent to inland valleys, creates conditions where high winds accelerate as they move westward. Wind hazards are not evenly distributed across the city. Areas with wide, open spaces, such as industrial corridors, major transportation routes (Interstate 5 and the Santa Fe Springs Metrolink corridor), and commercial districts, experience higher wind exposure. These locations are particularly vulnerable to wind-related damage, including debris hazards, downed power lines, and structural failures.

State and local hazard assessments have classified portions of Los Angeles County, including Santa Fe Springs, as high-risk areas for wind damage. The California State Hazard Mitigation Plan (SHMP) identifies utility disruptions, infrastructure damage, and wildfire ignition from wind-driven embers as primary risks. The Los Angeles County Climate Vulnerability Assessment corroborates these findings, emphasizing the increased frequency and severity of high wind events in urbanized areas with significant electrical infrastructure.

Relationship to Land Use and Development

Industrial Areas: Santa Fe Springs has a significant number of industrial and warehouse facilities, many of which have lightweight roofing materials and large, expansive structures prone to wind damage. These buildings can act as wind catchers, making them particularly susceptible to roof failures, siding detachment, and hazardous debris accumulation during strong wind events. Industrial zones also contain hazardous material storage, which presents additional risks if containment systems are compromised.

Transportation Corridors: The presence of major highways, rail lines, and trucking hubs makes Santa Fe Springs vulnerable to wind-related transportation disruptions. High winds can overturn high-profile vehicles, such as trucks and trailers, leading to road closures and accidents. Debris hazards, including fallen trees and damaged signage, frequently obstruct roadways. Rail operations may also experience disruptions due to overhead power line failures or debris accumulation along tracks.

Residential Neighborhoods: Residential areas, particularly older neighborhoods with mature trees and above-ground power lines, are at an increased risk of power outages and property damage. High winds can break large tree limbs, causing significant damage to homes and vehicles. Wind-driven debris, such as loose roofing materials and outdoor furniture, can become projectiles that pose additional safety hazards. Older homes constructed before California's modern building code updates may lack adequate wind-resistant features, increasing their susceptibility to structural damage.

Critical Infrastructure: High winds present a substantial threat to power distribution infrastructure, communication networks, and emergency response operations. Downed power lines frequently result in extended outages, disrupting businesses and essential services. In extreme cases, power failures can hinder

emergency response efforts by disabling traffic signals, communication towers, and essential public safety facilities. Utility companies have implemented Public Safety Power Shutoffs (PSPS) during extreme wind events to reduce wildfire risk, but these preventive measures also introduce challenges for businesses and residents reliant on uninterrupted power supply.

Magnitude and Severity

Understanding the magnitude and severity of high wind events in Santa Fe Springs requires the use of standardized meteorological scales that quantify wind speeds, storm intensity, and associated damage potential. While hurricanes and tornadoes are rare, the region experiences significant risks from Santa Ana winds, winter storms, and atmospheric river events, all of which can impact infrastructure, transportation, and public safety.

https://www.icams-portal.gov/resources/ofcm/fmh/FMH1/fmh1_2019.pdf

Table 8-1. Intensity of Rain or Ice Pellets Based on Rate-of-Fall

Intensity	Criteria
Light	Up to 0.10 inch per hour; maximum 0.01 inch in 6 minutes.
Moderate	0.11 inch to 0.30 inch per hour; more than 0.01 inch to 0.03 inch in 6 minutes.
Heavy	More than 0.30 inch per hour; more than 0.03 inch in 6 minutes.

Table 8-2. Estimating Intensity of Rain

Intensity	Criteria
Light	From scattered drops that, regardless of duration, do not completely wet an exposed surface up to a condition where individual drops are easily seen.
Moderate	Individual drops are not clearly identifiable; spray is observable just above pavements and other hard surfaces.
Heavy	Rain seemingly falls in sheets; individual drops are not identifiable; heavy spray to height of several inches is observed over hard surfaces.

Beaufort Scale

Beaufort number	Wind Speed (mph)	Seaman's term		Effects on Land
0	Under 1	Calm		Calm; smoke rises vertically.
1	1-3	Light Air		Smoke drift indicates wind direction; vanes do not move.
2	4-7	Light Breeze		Wind felt on face; leaves rustle; vanes begin to move.
3	8-12	Gentle Breeze		Leaves, small twigs in constant motion; light flags extended.
4	13-18	Moderate Breeze		Dust, leaves and loose paper raised up; small branches move.
5	19-24	Fresh Breeze		Small trees begin to sway.
6	25-31	Strong Breeze		Large branches of trees in motion; whistling heard in wires.
7	32-38	Moderate Gale		Whole trees in motion; resistance felt in walking against the wind.
8	39-46	Fresh Gale		Twigs and small branches broken off trees.
9	47-54	Strong Gale		Slight structural damage occurs; slate blown from roofs.
10	55-63	Whole Gale		Seldom experienced on land; trees broken; structural damage occurs.
11	64-72	Storm		Very rarely experienced on land; usually with widespread damage.
12	73 or higher	Hurricane Force		Violence and destruction.

Figure 15 – Beaufort Scale

Beaufort Wind Force Scale: The Beaufort Wind Force Scale classifies wind speeds based on their observed effects on land and structures. In Santa Fe Springs, the most relevant categories include:

- Beaufort Force 6-7 (25-38 mph): Strong winds that can displace unsecured objects, impact high-profile vehicles, and accelerate wildfire spread.
- Beaufort Force 8-9 (39-54 mph): Gale-force winds capable of breaking tree limbs, causing minor structural damage, and resulting in power outages.
- Beaufort Force 10-11 (55-73 mph): Storm-force winds that present significant risks to infrastructure, including damage to mobile homes and lightweight structures.

National Weather Service (NWS) High Wind Warning Criteria: The NWS issues alerts based on sustained wind speeds and gusts:

- Wind Advisory: Sustained winds of 31-39 mph or gusts of 46-57 mph for over an hour.
- High Wind Warning: Sustained winds of 40+ mph or gusts exceeding 58 mph, with structural damage likely.
- Extreme Wind Warning: Sustained winds over 115 mph, typically associated with extreme storm conditions.

The severity of high wind hazards depends on several factors, including wind speed, duration, and environmental conditions such as topography and urban development. Santa Fe Springs is particularly vulnerable to three primary types of high wind events:

Santa Ana Winds: Santa Ana winds are warm, dry winds that develop from high-pressure systems over the Great Basin, accelerating as they move downslope into Southern California. These winds can persist for several days and create extreme fire conditions due to low humidity and high temperatures.

- Typical sustained wind speeds range from 40-60 mph, with peak gusts exceeding 80 mph in extreme cases.
- Major impacts include wildfire spread, downed power lines, roadway hazards, and airborne debris, all of which increase emergency response demands.
- Historical Santa Ana wind events have resulted in widespread infrastructure damage and FEMA-declared disasters due to fire ignition and rapid flame spread.

Thunderstorm Winds and Microbursts: Severe convective storms can generate strong winds, including microbursts and straight-line winds, which are particularly dangerous due to their sudden onset and localized nature.

- Wind speeds in microbursts can reach 60-100 mph, producing damage comparable to an EF0-EF1 tornado.
- Potential impacts include roof failures, structural collapses, and disruptions to aviation and transportation infrastructure.

Atmospheric River Events: Atmospheric rivers are long, narrow bands of concentrated moisture that bring heavy precipitation and strong winds to California, particularly during winter storm systems. These events have become more intense due to climate change, leading to increased hazards from both wind and flooding.

- Wind speeds associated with atmospheric rivers typically range from 40-70 mph, especially along storm fronts.
- Secondary hazards include widespread flooding, road closures, and increased soil saturation, which can lead to landslides.

Historical Occurrences

Several high-wind events have affected Santa Fe Springs and the broader Los Angeles County area, resulting in infrastructure damage, power outages, and transportation disruptions, with some prompting federal disaster declarations.

- **December 2011 Southern California Windstorm:** One of the most severe wind events to impact the Los Angeles Basin occurred on December 1-2, 2011, caused by a strong pressure gradient over the Great Basin. Sustained winds reached 40-60 mph, with gusts exceeding 80 mph in localized areas. The

storm led to widespread power outages, affecting over 400,000 residents, with some outages lasting multiple days. Emergency response teams managed blocked roadways, damaged commercial signage, and structural failures. Although this event did not trigger a federal disaster declaration, it resulted in significant state-level emergency response actions.

- **February 2017 Pacific Storm System:** A powerful atmospheric river event in February 2017 brought damaging winds, heavy rainfall, and localized flooding to Santa Fe Springs and surrounding communities. Wind speeds reached 50-65 mph, causing tree falls, property damage, and power disruptions. The storm contributed to FEMA Disaster Declaration DR-4301-CA, which covered multiple counties in Southern California due to storm-related damages, including wind and flood impacts.
- **January 2023 Winter Storm and Wind Event:** In early January 2023, a series of winter storms driven by atmospheric rivers produced widespread damaging winds and intense rainfall across the region. Santa Fe Springs experienced gusts exceeding 60 mph, leading to damaged signage, utility failures, and transportation slowdowns. The storm contributed to FEMA Disaster Declaration DR-4683-CA, issued due to the widespread damage across California. This event highlighted the increasing frequency of high-impact storm systems and the need for enhanced resilience planning.
- **October 2020 Santa Ana Wind Event:** Santa Ana wind events are a recurring seasonal hazard for Santa Fe Springs, with high wind speeds, dry conditions, and elevated wildfire risks. The October 2020 event was particularly severe, with wind gusts exceeding 70 mph, resulting in power outages and hazardous driving conditions. The event coincided with extreme wildfire conditions, with embers from nearby fires traveling up to one mile, increasing ignition risks in urban areas. While no FEMA declaration was issued, local emergency response teams implemented high wind advisories, wildfire mitigation measures, and power shutoff protocols.

All EMs and DRs for High Winds/Severe Storms are located in the Historic Disaster Declarations table as “Severe Storm” or “Tropical Storm” on pages 29-38.

Probability and Effects of Future Conditions

Overall probability over next five years: ***Likely.***

While hurricanes and tornadoes remain low-probability hazards, Santa Ana wind events, atmospheric river-driven storms, and convective windstorms are projected to undergo significant changes due to climate change, affecting both frequency and intensity.



Figure 16 – Precipitation Projections for the City of Santa Fe Springs

Wind Speed Probability Models

Wind speed probability models integrate historical wind data, meteorological patterns, and climate projections to estimate the likelihood of high-wind events in Santa Fe Springs. Agencies such as the National Weather Service (NWS), FEMA, and Cal OES use these models to predict wind hazards and inform emergency planning.

Santa Ana Winds: Historically, Southern California experiences 20-40 Santa Ana wind events per year, with peak gusts ranging from 40-80 mph. Climate projections indicate a potential reduction in frequency but an increase in intensity of strong wind events.

Severe Windstorms: The probability of storm-related winds exceeding 50 mph is estimated at once every 5-10 years, mainly from Pacific storm systems.

Extreme Wind Events (60+ mph): Climate models suggest a 1-3% annual probability, typically associated with convective thunderstorms, downbursts, or frontal systems.

Recurrence intervals, or return periods, estimate the likelihood of an event occurring over a given timeframe. Based on historical data from NWS and FEMA:

- **40-50 mph winds**: Expected every 1-2 years.
- **50-60 mph winds**: Expected every 5-10 years.
- **60+ mph winds**: Expected every 10-25 years.

- **80+ mph winds**: Historically rare but possible in Santa Ana wind corridors or during extreme storm events.

Climate models from NOAA's Geophysical Fluid Dynamics Laboratory (GFDL) and the California Climate Assessment indicate shifts in wind patterns due to atmospheric changes. Santa Ana wind events may decrease in overall frequency by 2050, but the intensity and duration of strong wind events will increase. Winter storm wind speeds are projected to rise by 5-10% due to enhanced storm intensities driven by warming Pacific waters and intensified atmospheric rivers. Convective windstorms, including microbursts and downbursts, are expected to become more common, with gusts exceeding 60 mph occurring 30-50% more frequently by 2050.

Future Projections for Hazard Severity and Frequency

Santa Ana Winds: Peak wind speeds may increase by 5-15% by 2050 due to stronger pressure gradients. Multi-day windstorms are expected to become more common, exacerbating wildfire risk and air quality degradation. Urban expansion and climate change may increase wind-driven fire hazards, necessitating stricter vegetation management and infrastructure resilience planning.

Pacific Storm Systems: Atmospheric rivers and extratropical cyclones will bring stronger winds, particularly during the winter storm season. Wind speeds exceeding 50 mph may become twice as frequent by 2050, increasing risks of power outages, transportation disruptions, and structural damage. Rain-loaded storm systems will add compounding hazards, including wind-driven tree falls, debris flows, and urban flooding.

Convective Windstorms: Short-duration, high-impact wind bursts, including microbursts and straight-line winds, are projected to increase due to shifting atmospheric instability patterns. Severe wind gusts exceeding 60 mph from convective storms could occur 30-50% more frequently by 2050. Localized storm damage will increase, particularly in exposed areas with aging infrastructure.

Structural stress on buildings, power lines, and transportation networks will increase due to higher wind speeds. Wildfire risks will rise as Santa Ana winds become more intense and prolonged. Emergency response challenges will also grow, requiring updated protocols for wind-related power outages, road closures, and infrastructure failures.

3.3.5 Fire

Hazard Description

Urban fire: Urban fires occur in developed areas and are fueled by buildings, industrial operations, vehicles, and hazardous materials. Santa Fe Springs, with its high concentration of industrial facilities, faces elevated risks due to fuel storage sites, transportation corridors, and aging infrastructure.

Key risk factors include:

- **Industrial and Commercial Fires**: The city contains refineries, chemical processing plants, and manufacturing facilities, which store flammable and combustible materials. Industrial accidents, electrical failures, or mechanical malfunctions can lead to large-scale fires. Facilities housing petroleum storage sites and chemical processing operations require specialized emergency response protocols to contain fire hazards before escalation.
- **Structural Fire Risks**: Aging commercial and residential buildings may lack modern fire-resistant materials, increasing fire spread potential. Multi-family housing units and mobile home parks present additional risks due to structure proximity and limited evacuation routes.
- **Electrical and Transportation Fire Risks**: Santa Fe Springs hosts major transportation routes, including Interstate 5, Interstate 605, and Washington Boulevard, where high volumes of commercial truck traffic pose fire risks due to hazardous cargo. Freight rail corridors, including BNSF and Union Pacific lines, pose additional fire risks from derailments or mechanical malfunctions.

Wildfire and Wildfire Smoke: Although Santa Fe Springs is not located within a primary wildfire hazard zone, indirect wildfire risks remain a concern due to ember transport, infrastructure vulnerabilities, and degraded air quality. Key risk factors include:

- **Ember Transport and Structural Ignition**: Santa Ana wind-driven embers can travel miles from active wildfires in neighboring Los Angeles and Orange Counties, igniting flammable materials in industrial yards, vacant lots, and older buildings.
- **Air Quality Impacts**: Wildfires in California generate widespread smoke plumes carrying fine particulate matter (PM2.5), carbon monoxide, and other harmful pollutants. Recent wildfire seasons have led to "Unhealthy" (AQI 150-200) and "Very Unhealthy" (AQI 200-300) conditions, disproportionately affecting vulnerable populations such as children, the elderly, and individuals with respiratory condition.
- **Urban Vegetation and Fuel Sources**: While the city is not heavily forested, dry vegetation in parks, rights-of-way, and vacant lots increases fire spread potential, particularly under extreme drought conditions

Location and Geographic Extent

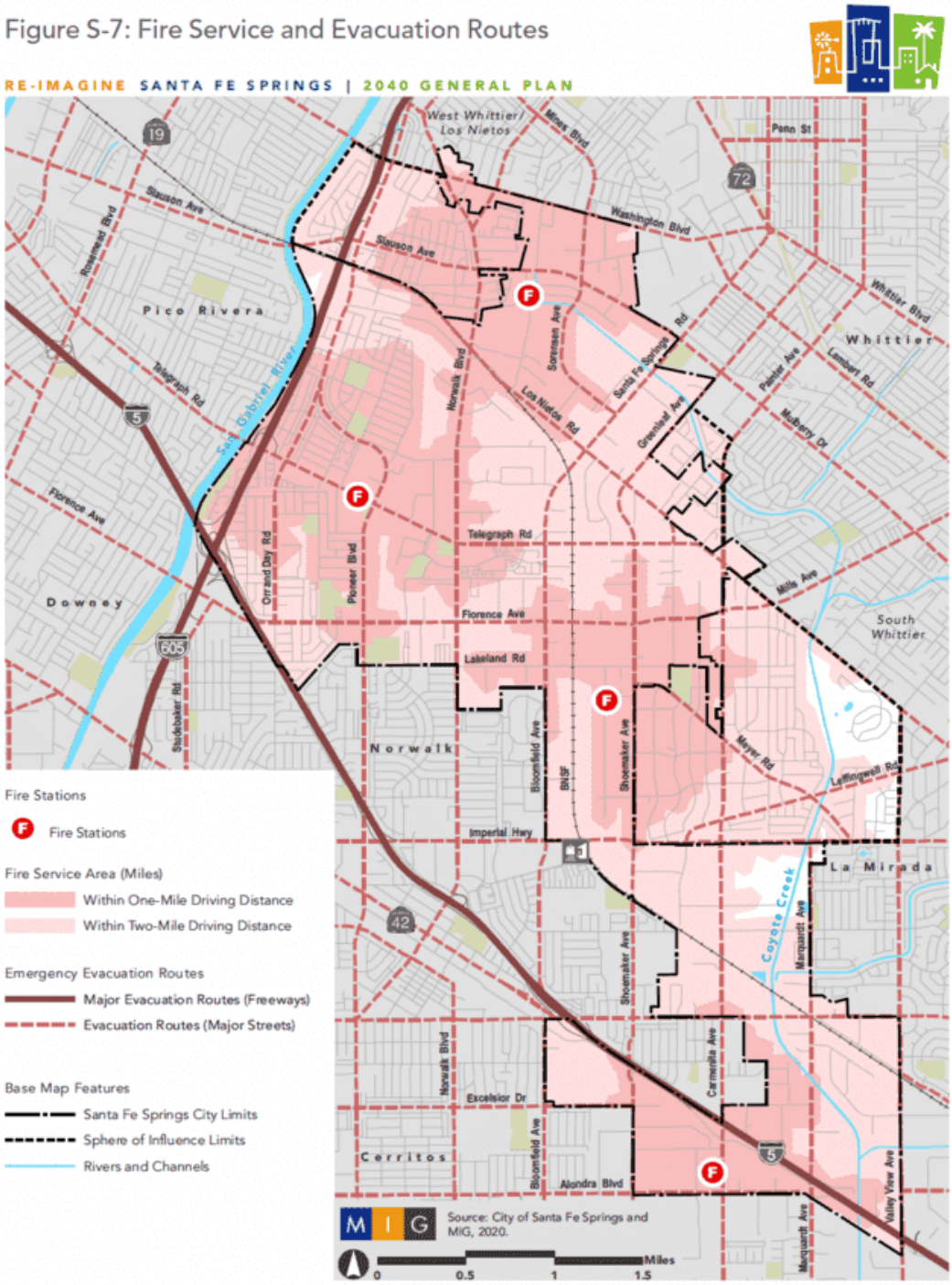


Figure 17 – Fire Service and Evacuation Routes

Santa Fe Springs faces fire hazards shaped by land use patterns, industrial activities, transportation infrastructure, and regional wildfire exposure. While the city does not have significant direct Wildland-Urban

Interface (WUI) exposure, it remains vulnerable to industrial and urban fire risks, as well as indirect wildfire impacts such as wind-driven ember transport and degraded air quality. Climate change is projected to increase these risks due to prolonged droughts, extreme heat, and more intense wildfire season

The city's fire hazard areas can be categorized into three primary zones: industrial, residential, and transportation corridors.

Industrial Fire Risk Zones: Santa Fe Springs contains a high concentration of industrial facilities, including manufacturing plants, chemical processing sites, and petroleum storage facilities, which elevate fire risk. High-risk areas include:

- **Petroleum storage and refining zones** in the western and central industrial districts, where flammable liquids and combustible gases increase the likelihood of large-scale fire incidents.
- **Chemical processing and hazardous material storage sites** near Telegraph Road and Slauson Avenue, where industrial fires can escalate into hazardous material releases.
- **Warehouse and logistics hubs**, particularly near Los Nietos Road, Pioneer Boulevard, and the eastern industrial corridor, where stored goods create high fuel loads for fire spread.

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Residential Fire Risk Zones: Though not at high wildfire risk, residential areas in Santa Fe Springs face structural fire hazards, power line-related ignitions, and ember transport from regional wildfires. High-risk residential zones include:

- **Older neighborhoods with aging electrical infrastructure**, particularly those with wood-frame housing or multi-family units lacking modern fire suppression systems.
- **Mobile home parks and high-density residential complexes**, where close building proximity and limited egress routes increase fire spread potential.
- **Areas near open spaces or vacant lots with dry vegetation**, where illegal dumping and lack of vegetation management elevate fire risks.

Transportation and Utility Fire Risk Corridors: Major transportation and utility corridors contribute to fire risk due to vehicle incidents, rail transport of hazardous materials, and electrical infrastructure failures. Key corridors include:

- **Interstate 5 and Interstate 605**, where vehicular fires and hazardous cargo spills pose fire hazards.
- **Washington Boulevard, Florence Avenue, and Telegraph Road**, where high truck traffic increases the risk of engine, tire, and fuel-related fires.
- **Freight rail corridors (BNSF and Union Pacific)**, which transport flammable materials and pose derailment risks.
- **Overhead power transmission lines**, particularly near industrial zones, where high-voltage equipment failures can spark fires in dry conditions or during Santa Ana wind events.

Relationship to Land Use and Development

The distribution of fire hazards in Santa Fe Springs correlates strongly with land use patterns, particularly where industrial activity, transportation networks, and residential density intersect.

Industrial Development and Fire Hazard Concentration: Santa Fe Springs' land use plan designates a significant portion of the city for industrial and commercial uses, increasing vulnerability to hazardous material fires, electrical equipment failures, and large-scale structural fires. As industrial redevelopment occurs, updated fire codes, enhanced suppression systems, and emergency response planning will be required.

Urban Density and Structural Fire Risk: High-density development, especially in multi-family residential zones and commercial districts, increases structure-to-structure fire spread risk. Older buildings may lack fire-resistant materials or modern fire suppression systems.

Magnitude and Severity

Fire Intensity and Structural Impact – Fire Intensity Scale (FIS): The Fire Intensity Scale (FIS) classifies fire severity based on energy release, flame length, and suppression difficulty. This scale is particularly relevant to Santa Fe Springs due to its industrial and commercial infrastructure, where high-intensity fires pose significant risks.

- **Class 1 (0-250 kW/m)**: Small, localized fires in structures or open areas, extinguishable with standard firefighting methods. Typically found in residential settings and small commercial spaces.
- **Class 2 (251-1,000 kW/m)**: Moderate-intensity fires in industrial or commercial zones requiring coordinated suppression efforts. Includes fires at warehouses or storage yards with moderate fuel loads.
- **Class 3 (1,001-10,000 kW/m)**: Large warehouse or industrial fires, wind-driven urban fires, and blazes with explosion risks. These fires may require multi-agency response and create hazardous smoke conditions.
- **Class 4 (10,001-50,000 kW/m)**: Hazardous material-related fires producing extreme heat and toxic smoke, requiring specialized response. Found in refinery zones and large industrial plants.
- **Class 5 (50,001+ kW/m)**: Large-scale conflagrations, refinery explosions, and urban firestorms necessitating mass evacuations.

Wildfire Spread and Impact – National Fire Danger Rating System (NFDRS): Although Santa Fe Springs is not located within a designated Very High Fire Hazard Severity Zone (VHFHSZ), indirect wildfire risks are present due to ember transport and degraded air quality. The NFDRS categorizes wildfire risk based on weather conditions, fuel moisture, and fire spread potential.

- **Low**: Fires spread slowly and are easily controlled, with minimal potential for regional impact.
- **Moderate**: Fires ignite in dry grass but spread is limited unless wind-driven. Some spot fires may reach urban areas during dry conditions.
- **High**: Fires spread rapidly in dry conditions, requiring enhanced suppression efforts. Embers may ignite flammable materials in industrial storage lots.

- **Very High**: Rapid fire spread under extreme conditions, including Santa Ana wind events. Potential for multi-structure involvement.
- **Extreme**: Explosive fire growth, necessitating multi-agency response and evacuations. Ember storms could significantly impact industrial areas.

Ember Transport Risk – Spot Fire Probability Model: Santa Fe Springs' vulnerability to ember transport is heightened by its industrial infrastructure and storage of flammable materials. The Spot Fire Probability Model assesses ember ignition risks based on wind speed and fuel sources.

- **40-60 mph winds**: Embers can travel 1-3 miles, igniting vegetation, wood structures, and flammable materials in open storage lots.
- **80+ mph winds**: Embers can travel over 5 miles, posing risks of spot fires in urban zones, particularly near industrial complexes and high-density housing.

Air Quality Impact – Air Quality Index (AQI) for Wildfire Smoke: Wildfire smoke from major California wildfires has previously impacted Santa Fe Springs, with AQI levels exceeding **200+ (Very Unhealthy)**. The AQI system measures pollution levels and associated health risks.

- **AQI 100-150**: Unhealthy for sensitive groups, requiring air quality advisories.
- **AQI 151-200**: Unhealthy for the general population, prompting recommendations to limit outdoor activities.
- **AQI 201-300**: Very unhealthy, necessitating outdoor activity restrictions and emergency health advisories.
- **AQI 300+**: Hazardous, triggering public health warnings, school closures, and emergency response measures.

Fire Hazard Severity

Urban fire severity is considered high due to the presence of large-scale industrial zones, including facilities handling hazardous materials. These industrial areas present an increased risk of large, difficult-to-control fires that may require specialized suppression methods. Additionally, aging electrical infrastructure in older residential and commercial areas increases the likelihood of fire ignition due to equipment failures. The risk of fire is further heightened in high-density developments, where structure-to-structure fire spread can be a significant concern. Major transportation corridors running through the city also contribute to the overall fire hazard, as they frequently carry hazardous material shipments that pose additional fire ignition risks.

Wildfire and ember transport severity in Santa Fe Springs is considered moderate to high. Although the city does not experience direct wildfires, ember transport from regional wildfires presents an increasing risk. Frequent Santa Ana wind events elevate the likelihood of embers igniting flammable materials in industrial yards and open storage areas. Industrial storage sites containing highly combustible materials, such as lumber and chemicals, are particularly vulnerable under extreme fire weather conditions. The probability of spot fires igniting within the

urban core increases significantly during peak wildfire season, particularly during prolonged drought conditions, when vegetation and debris become more flammable.

Historical Occurrences

Santa Fe Springs' fire history is shaped by its industrial landscape, hazardous material storage, and exposure to ember-driven wildfires from regional events. Over the past two decades, the city has experienced multiple large-scale fire incidents, including industrial fires, warehouse fires, and wind-driven ember ignitions.

- **2011 Industrial Fire at a Hazardous Materials Facility:** In October 2011, a hazardous materials storage facility near Slauson Avenue caught fire, resulting in multiple explosions and the release of toxic smoke. The fire originated in an area storing flammable chemicals, including solvents and petroleum-based products, which fueled rapid fire spread. Emergency officials ordered evacuations within a half-mile radius due to concerns about toxic fume exposure and potential secondary explosions. Over 100 firefighters from multiple departments responded, with hazardous materials teams monitoring air quality for several days. While the fire did not lead to a FEMA disaster declaration, it prompted regulatory changes in hazardous materials storage and industrial fire code enforcement.
- **2015 Commercial Warehouse Fire on Norwalk Boulevard:** A five-alarm warehouse fire broke out in March 2015 at a commercial distribution facility on Norwalk Boulevard. The fire started in a storage section containing highly flammable goods, including plastics, paper products, and industrial chemicals. Strong winds accelerated the fire's spread, leading to roof collapse and significant damage to adjacent businesses. Firefighters faced challenges in suppression due to limited hydrant access and the high volume of combustible materials. The fire required an eight-hour suppression effort, resulted in over $5 million in property damage, and led to minor injuries for two firefighters. This event underscored the need for improved fire suppression infrastructure in high-density industrial zones.
- **2020 Santa Ana Wind-Driven Ember Fires:** In October 2020, Santa Ana winds gusting between 60 and 70 mph carried embers from the Silverado Fire in Orange County into Santa Fe Springs, igniting multiple spot fires. Burning embers traveled over 15 miles, igniting dry vegetation in vacant lots and along roadways. One small structure fire occurred in an industrial yard, where wind-blown embers ignited flammable storage materials. Wildfire smoke from regional fires resulted in multiple "Very Unhealthy" (AQI 200+) air quality days, prompting health advisories and school closures. While no FEMA disaster declaration was issued specifically for Santa Fe Springs, the Silverado Fire was part of FEMA DR-4569-CA, which provided federal assistance for fire suppression in affected counties.
- **2022 Power Line Fire near I-5 Corridor:** A utility-related fire occurred in July 2022 near the I-5 corridor when a downed power line ignited dry brush along the freeway embankment. High temperatures and dry conditions contributed to rapid fire spread, requiring local fire crews to contain the fire before it spread beyond three acres. Two freeway lanes were temporarily closed to allow emergency responders access to the site. This incident highlighted the ongoing risk posed by electrical infrastructure failures, particularly during peak summer fire season

FEMA Disaster Declarations Related to Fire Hazards

While the City of Santa Fe Springs has not been the direct recipient of a FEMA fire-related disaster declaration, several regional declarations have impacted the city due to wildfire smoke, ember transport, and emergency response coordination.

- **FEMA DR-4569-CA (October 2020 – Silverado Fire and Blue Ridge Fire):** This federal disaster declaration covered wildfires in Southern California, including the Silverado Fire in Orange County and the Blue Ridge Fire in Los Angeles and San Bernardino Counties. Santa Ana winds carried embers from these fires into Santa Fe Springs, igniting small vegetation fires and causing localized air quality degradation. Emergency services were placed on high alert due to the risk of additional fire spread, while public health officials issued advisories to warn residents about hazardous smoke conditions. While Santa Fe Springs was not directly eligible for FEMA assistance, regional agencies received funding for fire suppression and emergency response efforts.
- **FEMA DR-5285-CA (September 2022 – Statewide Wildfires and Smoke Impacts):** This disaster declaration covered multiple large-scale wildfires across California, including the Fairview Fire and Mosquito Fire. During this period, wildfire smoke caused air quality in Santa Fe Springs to deteriorate to "Unhealthy" (AQI 150-200) levels for multiple days, affecting outdoor activities and increasing emergency room visits for respiratory distress. While Santa Fe Springs did not receive direct federal assistance, regional disaster funding supported firefighting operations and emergency air quality monitoring in Southern California.

All EMs and DRs for High Winds/Severe Storms are located in the Historic Disaster Declarations table as “Fire” on pages 29-38.

Probability and Effects of Future Conditions

Overall probability over next five years: ***Likely.***

Urban fire risk in Santa Fe Springs is influenced by land use density, industrial activity, and electrical infrastructure vulnerabilities. The probability of significant fire events remains high due to hazardous material storage, aging electrical systems, and mechanical failures. Additionally, large-scale warehouse and manufacturing facility fires pose a substantial risk, especially in areas where flammable chemicals and fuel storage are present. Transportation-related fires along I-5, I-605, and major freight rail corridors also contribute to fire hazards, as vehicle collisions or mechanical failures can ignite fires that spread to adjacent properties.

Predictive modeling suggests that while urban fire frequency may remain stable, fire intensity is expected to increase. Factors such as rising industrial activity, infrastructure aging, and increased energy demand leading to

electrical faults contribute to this projection. Enhanced fire-resistant building codes, stringent industrial fire safety regulations, and proactive infrastructure maintenance will be critical in mitigating these risks.

Although Santa Fe Springs is not directly located in a high wildfire risk zone, modeling studies indicate a growing risk from ember transport and regional wildfire activity. The Spot Fire Probability Model, developed by the U.S. Forest Service and CAL FIRE, predicts the likelihood of embers igniting secondary fires based on wind speed, vegetation conditions, and ignition sources. Santa Ana winds, which frequently reach speeds of 40-80 mph, increase the probability of embers traveling long distances and igniting fires in urban settings. Modeling results suggest that embers from regional wildfires in the San Gabriel Valley, Chino Hills, or Orange County have a moderate-to-high likelihood of reaching Santa Fe Springs during peak fire seasons.

In addition to direct fire risks, wildfire-related smoke is a persistent hazard. Data from the California Climate Assessment and historical wildfire events indicate that air quality in Santa Fe Springs frequently deteriorates during major fire events, with AQI levels exceeding 150 ("Unhealthy") multiple times in recent years. This trend is expected to continue, necessitating stronger public health protections, enhanced air filtration measures, and emergency response planning for prolonged smoke exposure

Future Projections for Hazard Severity and Frequency

The future severity and frequency of fire hazards in Santa Fe Springs will be shaped by climate change, urban development patterns, and infrastructure resilience. Key trends in temperature, precipitation, wind behavior, and fire intensity indicate an overall increase in fire risk factors, particularly for wildfire smoke exposure, ember transport, and industrial fire severity..

Urban Fire Severity Trends: Urban fire risk is projected to increase in severity, particularly in high-risk industrial zones where hazardous materials are stored. Electrical grid failures and power equipment malfunctions are expected to rise due to increasing energy demands, infrastructure aging, and more frequent extreme heat events. Large-scale industrial fires, classified as Class 3 or higher on the Fire Intensity Scale, are anticipated to become more severe, particularly when involving flammable chemicals, plastics, or fuel storage. Strengthening building codes and fire safety regulations will be essential in mitigating these risks. Without proactive mitigation efforts, urban fires could result in higher property losses and greater demands on emergency response resources.

Wildfire Frequency and Climate Change Impacts: Climate projections from California's Fourth Climate Assessment and NOAA's Climate Prediction Center indicate that regional wildfire frequency will increase due to rising temperatures, prolonged drought, and stronger wind events. The annual number of extreme wildfire days, defined by temperatures exceeding 100°F, humidity below 15%, and winds greater than 40 mph, is expected to increase by 30-50% by 2050. This trend raises the probability of ember transport into Santa Fe Springs, particularly during peak wildfire season.

Santa Ana wind conditions are also expected to last longer each season, increasing by approximately 10-15%, which will further elevate the risk of wind-driven fire spread affecting industrial and urban areas. Additionally, prolonged drought conditions will lead to reduced regional fuel moisture, increasing the probability of larger, more intense wildfires that could indirectly impact Santa Fe Springs through degraded air quality and transportation disruptions. Given these trends, wildfire smoke events with AQI levels exceeding 200 (Very Unhealthy) may occur annually by 2050, requiring expanded public health protections, improved air filtration measures, and strengthened emergency response strategies.

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3.3.6 Power outage

Hazard Description

A power outage, also known as an electrical blackout or power failure, is the loss of electrical service to a given area due to disruptions in the generation, transmission, or distribution of electricity. Outages can be localized, affecting a small neighborhood or facility, or widespread, impacting entire regions for extended periods. The severity of an outage depends on its duration, geographic extent, and the ability of electrical utilities to restore power. Santa Fe Springs' reliance on industrial operations, transportation infrastructure, and critical services makes power reliability a key concern.

Power outages fall into three primary categories, each with unique implications for Santa Fe Springs. Momentary interruptions, lasting seconds to minutes, often occur due to automatic grid protection systems responding to minor faults such as tree branches contacting power lines. While these brief outages are low impact, they can disrupt industrial equipment, traffic signals, and business operations. Sustained outages last from several minutes to hours and are typically caused by localized equipment failures, transformer malfunctions, or downed power lines. These outages can result in traffic congestion, emergency service delays, and disruptions to businesses and residences. Extended blackouts, which last for multiple hours to days or even weeks, often result from major disasters such as earthquakes, extreme wind events, or regional grid failures. Prolonged outages severely impact critical infrastructure, including hospitals, water treatment plants, communication networks, and industrial facilities.

Santa Fe Springs' power infrastructure is vulnerable to multiple outage triggers, including weather-related events, infrastructure failures, and human-caused disruptions. Extreme heat and overloaded electrical grids present one of the most significant risks. High temperatures during summer heat waves increase electricity demand for air conditioning and industrial cooling, straining transformers and substations. Overloaded infrastructure can lead to rolling blackouts or brownouts, particularly from July to September.

Severe wind events and storms, particularly Santa Ana winds, pose another major threat. Wind gusts exceeding 50 mph can topple power lines, damage transformers, or cause airborne debris to strike electrical equipment. These conditions increase fire hazards and contribute to extended outages, particularly in areas with overhead electrical infrastructure. Earthquakes and seismic damage can also disrupt power supply by damaging substations, transmission lines, and underground electrical conduits. A major earthquake could trigger cascading power failures, impacting industrial operations, emergency response capabilities, and water treatment services.

Vehicle collisions and equipment failures frequently cause localized outages. Given the high volume of commercial traffic along I-5, I-605, and major arterial roads, the risk of vehicle-related damage to power infrastructure is elevated. Additionally, cyberattacks and physical security threats pose growing concerns. As part of the Los Angeles County power grid, Santa Fe Springs relies on digitally connected electrical systems that

could be targeted by cyberattacks. Intentional or accidental attacks on substations or grid control centers could cause both localized and widespread outages.

Utility-initiated Public Safety Power Shutoffs (PSPS) add another layer of complexity. To reduce wildfire ignition risks, Southern California Edison (SCE) may preemptively shut off power during high wind and dry conditions. While Santa Fe Springs is not within a designated high wildfire risk zone, PSPS events in adjacent areas can affect power supply and disrupt local businesses and residents.

Location and Geographic Extent

Power outages in Santa Fe Springs can occur throughout the entire city but have a higher probability and greater consequences in specific locations based on infrastructure vulnerabilities, land use, and population density.

Industrial and commercial zones have a high concentration of facilities reliant on uninterrupted power, making them particularly vulnerable to grid strain, electrical equipment failures, and cascading disruptions. The heavy industrial areas south of Telegraph Road and west of Carmenita Road contain manufacturing plants, refineries, and chemical storage facilities that require large amounts of electricity for operations. A prolonged outage in these zones could disrupt production, increase fire hazards, and result in hazardous material containment issues.

Warehousing and logistics hubs near the I-5 corridor and the southeastern portion of the city depend on automated systems, refrigeration, and data processing centers, all of which are highly sensitive to power disruptions. Unplanned outages in these areas can lead to supply chain disruptions, financial losses, and spoilage of perishable goods. Commercial corridors along Telegraph Road, Washington Boulevard, and Norwalk Boulevard contain retail businesses and service providers that lack backup power capabilities. These businesses may experience immediate financial losses and operational shutdowns if outages persist beyond a few hours.

Residential neighborhoods in Santa Fe Springs experience power outages at varying frequencies and severities, depending on factors such as electrical grid design, infrastructure maintenance, and proximity to major substations. Older residential areas in the northern and western portions of the city are particularly vulnerable due to aging distribution lines, overhead power infrastructure, and historical underinvestment in grid modernization. These areas face increased risks during high wind events and extreme heat conditions, which can overload transformers or cause physical damage to power lines. High-density residential developments and mobile home parks may face greater impacts from power failures, especially during heatwaves, when cooling systems become critical for public health. Many low-income households lack backup power sources, making them more susceptible to heat-related illnesses and financial hardships.

Power outages can also disrupt key transportation corridors, public transit systems, and telecommunications infrastructure, leading to traffic congestion, communication failures, and increased accident risks. Major freeways (I-5, I-605) and arterial roads (Florence Avenue, Washington Boulevard) rely on electronic traffic signals and

street lighting, which become non-functional during outages unless backup power is available. Freight rail lines operated by BNSF and Union Pacific depend on electrified signaling and switching systems, making them vulnerable to disruptions that could impact cargo movement. Additionally, electrical substations and transmission infrastructure serving Santa Fe Springs are located at key grid connection points within the city and along its periphery. Damage or failure at any major substation or transmission line could cause widespread blackouts affecting multiple sectors simultaneously.

Relationship to Land Use and Development

As new development occurs and energy demand rises, mitigating power outage risks will require proactive urban planning, resilience investments, and improved electrical grid management. The expanding industrial and logistics sectors are expected to increase electricity demand, placing additional strain on existing electrical infrastructure. Large-scale industrial facilities, including warehouses and manufacturing plants, require consistent, high-capacity power sources. Without adequate grid upgrades and emergency backup systems, power outages could result in escalating operational risks, production losses, and hazardous material incidents.

With rising temperatures and more frequent heatwaves, Santa Fe Springs is expected to see an increase in peak electricity demand, especially during summer months. If grid capacity is not expanded to meet future demand, the likelihood of rolling blackouts and localized transformer failures will grow.

Magnitude and Severity

Unlike natural hazards that have well-defined measurement scales (e.g., the Modified Mercalli Intensity Scale for earthquakes or the Saffir-Simpson Scale for hurricanes), power outages are classified based on their geographic scope, duration, and cascading effects. While momentary service interruptions are common and manageable, prolonged and widespread outages can have severe consequences for public health, emergency response, industrial operations, and economic stability.

Standardized Measurement Scales for Power Outages

The severity of a power outage is typically evaluated based on the number of customers affected, the geographic extent, and the duration of service disruption. While no universal scale exists for measuring power outage intensity, two primary classification frameworks are commonly used:

Outage Scope and Geographic Extent – U.S. Department of Energy (DOE) Classification
The U.S. Department of Energy (DOE) classifies power outages based on the number of customers affected and the extent of grid failure. The classifications range from localized disruptions to large-scale blackouts with widespread societal impacts:

- Localized Outage (Level 1): Affects a single building, block, or small neighborhood due to equipment failure, minor weather impacts, or scheduled maintenance. These outages typically last under two hours and have minimal community-wide impacts.
- Substation-Level Outage (Level 2): Impacts hundreds to thousands of customers within a defined geographic area, often due to transformer failures, high wind damage to power lines, or extreme heat grid stress. Outage duration varies from a few hours to a full day, with traffic signal failures, business disruptions, and increased emergency service calls.
- Citywide or Regional Outage (Level 3): Affects tens of thousands of customers due to a major transmission failure, wildfire-related public safety power shutoffs (PSPS), or severe storms. These outages last from several hours to multiple days and can cause significant economic and emergency response impacts.
- Grid Failure or Blackout (Level 4): A widespread, prolonged outage impacting multiple cities, counties, or states, typically caused by major weather disasters, earthquakes, or cyberattacks. Outages in this category can last for weeks, leading to severe economic losses, public health emergencies, and security concerns.

Santa Fe Springs is most frequently affected by Level 1 and Level 2 outages, though Level 3 outages have occurred during extreme weather events and regional grid failures.

Outage Duration and Restoration Complexity – IEEE 1366 Reliability Indices

The Institute of Electrical and Electronics Engineers (IEEE) Standard 1366 provides reliability indices that measure the frequency and duration of power outages, which help utilities and emergency planners assess service reliability and outage severity. Key indices include:

- System Average Interruption Duration Index (SAIDI): Measures the total duration of power interruptions per customer per year. In Santa Fe Springs, the SAIDI has historically ranged from 60 to 120 minutes per year, though this increases significantly during heat waves and wind-driven events.
- System Average Interruption Frequency Index (SAIFI): Measures how often the average customer experiences a power outage. In Santa Fe Springs, SAIFI values suggest that customers experience 1-2 outages per year under normal conditions.
- Customer Average Interruption Duration Index (CAIDI): Evaluates the average time it takes to restore power after an outage. The CAIDI for Santa Fe Springs is typically under 90 minutes, though this can increase significantly during extreme weather or seismic events.

Severity of Power Outages

The severity of a power outage is determined by its duration, the number of customers impacted, and the cascading effects on critical infrastructure. In Santa Fe Springs, outages vary in scale from short-term service interruptions to multi-day disruptions affecting entire neighborhoods, industrial zones, and emergency services.

Short-Term Outages (Less than 2 hours – Low Severity): Short-term outages are the most common type of power failure in Santa Fe Springs and typically result from localized transformer failures, minor equipment malfunctions, or temporary weather-related disruptions. While these outages cause minimal long-term impact, they can disrupt traffic signals, interfere with business operations, and create safety concerns for residents reliant on medical equipment.

Medium-Term Outages (2 to 12 hours – Moderate Severity): Power outages lasting several hours are often due to heat-related grid overloads, vehicle collisions with power infrastructure, or downed power lines during wind events. These outages can result in:

- Traffic congestion and increased risk of accidents due to non-functioning traffic lights.
- Business closures and financial losses, particularly for restaurants, grocery stores, and industrial facilities reliant on continuous power.
- Medical risks for individuals dependent on electricity-powered medical devices.

Long-Term Outages (12 hours to multiple days – High Severity): Extended outages are typically caused by severe storms, wildfires, or regional grid failures and can have widespread, cascading effects on public safety and infrastructure. The impacts include:

- Loss of refrigeration for food and medication, increasing health risks for vulnerable populations.
- Emergency service delays, including 911 call center disruptions and decreased police/fire response efficiency.
- Shutdowns of water and wastewater treatment facilities if backup generators fail, leading to potential public health risks.

Catastrophic Power Outages (Multiple Days to Weeks – Extreme Severity): A catastrophic, prolonged power outage-such as one caused by a major earthquake, cyberattack, or statewide grid failure-could create a widespread humanitarian and economic crisis. In such cases:

- Hospitals and emergency services would rely solely on backup generators, which could fail if fuel supplies run out.
- Mass evacuations may be necessary if essential services such as water, fuel, and communication systems become inoperable.
- The financial impact on businesses, particularly in the industrial sector, could result in millions of dollars in losses due to production stoppages, supply chain failures, and perishable inventory losses.

Historical Occurrences

Santa Fe Springs has experienced several major power outages over the past two decades, often caused by heatwaves, high winds, equipment failures, or regional grid instability.

- **July 2006 California Heatwave Power Outages:** In July 2006, an extreme heatwave struck California, causing widespread rolling blackouts due to record-breaking temperatures exceeding grid capacity.

Santa Fe Springs experienced rolling blackouts lasting between two to six hours, affecting residences, industrial facilities, and commercial districts. Transformer failures and substation overloads were particularly severe in industrial zones, where high energy demand contributed to cascading failures.

- **December 2011 Santa Ana Wind Event and Power Failures:** A powerful Santa Ana windstorm in December 2011, with gusts exceeding 80 mph, caused widespread power outages across Southern California, including Santa Fe Springs. Downed power lines and damaged transmission infrastructure led to prolonged blackouts, requiring several days for full restoration. Traffic signals at major intersections failed, increasing accident risks, while industrial and commercial facilities suffered economic losses due to halted production.
- **September 2015 Heatwave and Local Grid Overloads:** A late-summer heatwave in September 2015 resulted in localized power failures across Los Angeles County, including Santa Fe Springs. Temperatures exceeding 105°F led to transformer failures in residential neighborhoods and industrial zones, causing outages lasting four to eight hours.
- **July 2018 Southern California Power Grid Strain:** In July 2018, a statewide heatwave led to emergency grid conditions, triggering rolling blackouts that affected Santa Fe Springs. Outages lasted between one to three hours, primarily in residential areas and commercial corridors. Industrial energy users were required to reduce consumption, leading to temporary production slowdowns.
- **January 2023 California Winter Storm and Power Outages:** A series of atmospheric river storms in early 2023 caused extensive flooding, high winds, and power outages across Southern California. Winds exceeding 50 mph damaged power lines and transformers, leading to service disruptions for thousands of residents and businesses in Santa Fe Springs. Most power was restored within 24 to 48 hours, though industrial districts faced extended outages due to high-voltage infrastructure damage.

FEMA Disaster Declarations Related to Power Outages

While power outages themselves do not typically trigger standalone FEMA disaster declarations, they are often secondary impacts of federally declared disasters, including extreme heat, wildfires, and windstorms. Santa Fe Springs has been affected by several FEMA disaster declarations involving major power failure.

- **FEMA DR-4301-CA (February 2017 – Winter Storms and Infrastructure Damage)** Severe winter storms impacted Southern California, causing flooding, high winds, and power disruptions. Santa Fe Springs experienced localized outages due to downed power lines and water-damaged electrical equipment. FEMA assistance was provided for public infrastructure repairs, including electrical system restoration.
- **FEMA DR-4569-CA (October 2020 – Wildfires and PSPS Events)** Wildfires across California prompted Public Safety Power Shutoffs (PSPS), affecting electricity service in parts of Los Angeles County. While Santa Fe Springs was not directly impacted by wildfires, PSPS measures disrupted portions of the regional grid, leading to brief service interruptions in some industrial zones.

- **FEMA DR-4683-CA (January 2023 – Winter Storm Power Failures)** A severe atmospheric river storm system resulted in high winds, flooding, and power outages across multiple counties. Santa Fe Springs was affected by power failures lasting up to 48 hours in some industrial districts.

Probability and Effects of Future Conditions

Overall probability over next five years: ***Likely.***

Santa Fe Springs is projected to experience an increase in both the frequency and severity of power outages due to rising energy demand, climate change impacts, and vulnerabilities in aging electrical infrastructure. While short-term, localized outages will continue to result from equipment failures and minor weather disturbances, the likelihood of prolonged and widespread blackouts is growing. Extreme heat events, high windstorms, seismic activity, and cyber or physical attacks on power infrastructure all contribute to this trend.

Risk assessments for power outages rely on historical outage data, climate projections, and grid reliability modeling. Santa Fe Springs, as part of the Southern California Edison (SCE) service territory and the California Independent System Operator (CAISO) power grid, is subject to forecasts by CAISO, the U.S. Department of Energy (DOE), and the North American Electric Reliability Corporation (NERC), which track grid stability, energy demand trends, and outage risks.

Santa Fe Springs is located in a seismically active region, making its electrical infrastructure highly susceptible to earthquake-related damage. A magnitude 6.5 or greater earthquake on the Whittier or Puente Hills faults could result in severe disruptions to substations, high-voltage transmission lines, and underground power conduits. Restoration efforts following a major earthquake could extend for several days or weeks, depending on the extent of infrastructure damage and available repair resources.

Climate models predict that rising temperatures, prolonged heatwaves, and more intense storms will significantly impact electrical grid stability. By 2050, the number of extreme heat days exceeding 95°F in Southern California is projected to double, leading to an estimated 30% increase in heat-related grid overloads. The frequency of rolling blackouts is expected to rise as electrical demand peaks during extreme weather event. Santa Ana wind events, a leading cause of power line damage, are anticipated to become more intense due to climate change, further increasing the probability of wind-driven outages. Additionally, PSPS events, designed to prevent wildfire ignition, are expected to become more frequent, potentially disrupting Santa Fe Springs despite the city's relatively low direct wildfire risk.

By 2045, CAISO projects that peak electricity demand in Southern California will increase by 25–30%, raising the likelihood of power shortages during heatwaves. If renewable energy generation and grid modernization efforts fail to keep pace, rolling blackouts could become an annual occurrence during periods of extreme heat. Businesses and industrial facilities may face significant economic impacts, with extended power outages

potentially resulting in annual losses ranging from $5 million to $10 million due to production delays, business closures, and supply chain disruptions.

PSPS events, which preemptively cut power to reduce wildfire risks, are expected to increase in both duration and geographic coverage by 2030. While Santa Fe Springs may not face direct wildfire threats, regional power disruptions could have widespread economic consequences.

Cybersecurity threats to electrical infrastructure are projected to rise significantly in the coming decades. National security assessments estimate that by 2040, the probability of a major cyberattack affecting the power grid will increase by 50%. Additionally, physical attacks on substations, similar to those that have already occurred in California, could lead to localized or widespread power failures.

3.3.7 Cyberattack/IT disruption

Hazard Description

A cyberattack is a deliberate attempt to infiltrate, damage, or disrupt computer networks, digital infrastructure, or electronic systems. Cyber incidents can result from malicious activities, technical failures, or human error, compromising the confidentiality, integrity, and availability of critical data and services. Cyber threats pose risks to municipal government operations, emergency response services, utilities, transportation networks, and private sector businesses.

Types of Cyberattacks and IT Disruptions

Cyber threats take multiple forms, each with distinct impacts on essential services and infrastructure.

- Ransomware attacks remain one of the most pervasive threats. In a ransomware incident, attackers use malware to encrypt data and systems, demanding payment for decryption. The 2019 Baltimore ransomware attack, for example, cost the city over $18 million and disrupted municipal services for weeks. If a similar attack occurred in Santa Fe Springs, essential city services, police communications, and business operations could be severely impacted.
- Distributed Denial-of-Service (DDoS) attacks flood online services and networks with excessive traffic, causing widespread service outages. In municipal systems, DDoS attacks could cripple online payment portals, emergency alert systems, and public communication platforms, impeding critical operations.
- Phishing and social engineering attacks exploit human vulnerabilities to steal credentials, financial information, and other sensitive data. Government agencies, businesses, and residents remain frequent targets of phishing schemes. In 2022 alone, phishing accounted for nearly 40% of all cyber breaches nationwide.
- Malware and spyware attacks involve malicious software that disrupts operations or steals sensitive data. These threats target public and private networks, increasing the risk of system failures and data breaches. A major cyber intrusion could compromise city databases, exposing confidential resident information.

Cyberattacks on critical infrastructure pose one of the most significant risks. Power grids, water treatment facilities, and transportation networks rely on automated control systems vulnerable to hacking. The 2021 Colonial Pipeline ransomware attack, which disrupted fuel supply across the East Coast, highlighted the vulnerabilities of essential services. A similar attack on Santa Fe Springs' infrastructure could result in widespread outages, water service disruptions, or traffic control failures.

Location and Geographic Extent

Unlike traditional hazards, cyber threats are not geographically confined but instead target digital infrastructure, networks, and interconnected systems that support government operations, businesses, emergency services, and critical utilities. Cyber disruptions can originate locally, regionally, or globally, affecting systems that extend far beyond municipal boundaries. Certain sectors and locations in Santa Fe Springs are more prone to cyber-related disruptions due to their reliance on IT systems, data networks, and automated control mechanisms.

Municipal Government and Emergency Services: The City of Santa Fe Springs' government offices, police and fire departments, emergency dispatch centers, and public safety systems depend on secure IT networks and digital communications infrastructure. A cyberattack targeting these systems could disrupt 911 call centers, delaying emergency response coordination; compromise police and fire department databases, affecting investigations and resource deployment; or lock city employees out of municipal IT systems, hindering service delivery, financial operations, and public communication.

Critical Infrastructure and Utility Networks: Santa Fe Springs' power grid, water treatment facilities, wastewater systems, and industrial utility services rely on Supervisory Control and Data Acquisition (SCADA) systems to monitor and regulate infrastructure operations. A cyberattack targeting these systems could shut down power distribution or water supply operations, manipulate water treatment settings-potentially causing contamination-and disable industrial process controls, affecting energy efficiency, emissions monitoring, and equipment safety.

Industrial and Commercial Facilities: Santa Fe Springs hosts large industrial facilities, warehouses, and distribution centers that depend on automated logistics systems, digital inventory management, and online supply chain coordination. A cyberattack on industrial networks could disrupt manufacturing and supply chain operations, causing financial losses and shipment delays; shut down automated equipment, leading to safety hazards and operational inefficiencies; and expose sensitive trade secrets and business data, affecting competitiveness and regulatory compliance.

Financial Institutions, Retail Businesses, and Healthcare Services: Banks, commercial businesses, and medical facilities rely on digital payment systems, financial networks, and electronic health records. A cyberattack could block access to financial transactions, preventing payroll processing, credit card payments, and ATM withdrawals; compromise confidential customer and patient data, leading to identity theft and regulatory violations; and cause business shutdowns or service disruptions, leading to economic losses and reduced public confidence.

Relationship to Land Use and Development

Cybersecurity risks are not influenced by traditional land use patterns in the same way as natural hazards such as earthquakes or flooding. However, the expansion of digital infrastructure, smart city technologies, and industrial automation has created new cybersecurity vulnerabilities that must be considered in future urban planning and development.

Industrial Growth and Smart Infrastructure: Santa Fe Springs' industrial sector is increasingly adopting automated technologies, cloud computing, and Internet of Things (IoT) devices to enhance efficiency and productivity. While these advancements improve operations, they also increase exposure to cyber threats.

Municipal Services and Smart City Initiatives: The City of Santa Fe Springs is incorporating smart technologies into public services, including traffic management, public utilities, and emergency response coordination. While these systems improve efficiency, they also create potential cyber vulnerabilities.

Commercial and Residential IT Vulnerabilities: With expanding broadband access, remote work infrastructure, and digital communication platforms, residents and businesses face increased cyber risks from phishing scams, data breaches, and financial fraud.

Magnitude and Severity

To assess the severity of cyberattacks, standardized classification models focus on factors such as the scale of disruption, duration of system outages, data integrity compromise, financial impact, and potential threats to public safety.

Several government agencies and cybersecurity organizations have developed frameworks to categorize cyber incidents based on their impact and response level. Santa Fe Springs can use these classification models to assess and respond to cybersecurity threats that could affect municipal operations, critical infrastructure, and private sector functions.

Cyber Incident Severity Schema (CISA/US-CERT): The Cybersecurity and Infrastructure Security Agency (CISA) and the United States Computer Emergency Readiness Team (US-CERT) use a five-level Cyber Incident Severity Schema to classify cyberattacks based on their impact on national security, public safety, and critical infrastructure:

- **Emergency (Level 5):** A catastrophic cyberattack causing nationwide or regional infrastructure failures, such as disabling power grids, financial networks, or emergency response systems. Immediate federal response and emergency actions are required.
- **Severe (Level 4):** A major cyberattack causing widespread system outages, financial losses, or threats to public safety, such as ransomware shutting down a city's government network or a cyberattack on water treatment facilities. Federal and state resources are activated.

- **High (Level 3):** A significant cyberattack affecting one or more critical services, such as 911 dispatch, hospital networks, or major business operations, requiring multi-agency coordination to restore affected systems.
- **Medium (Level 2):** A targeted cyberattack or IT disruption affecting municipal departments, business systems, or industrial networks without immediate threats to public safety.
- **Low (Level 1):** A minor cyber event such as phishing attempts, website defacement, or a localized malware infection with limited operational impact.

Santa Fe Springs' most severe potential cyber threats include ransomware attacks on city services, data breaches exposing sensitive resident information, and disruptions to power or water infrastructure via cyber intrusions into industrial control systems.

National Institute of Standards and Technology (NIST) Cyber Impact Scale: The National Institute of Standards and Technology (NIST) classifies cyber incidents based on their impact on confidentiality, integrity, and availability of information systems:

- **Critical Impact:** The attack completely disables essential public services, such as emergency dispatch, law enforcement systems, or critical utilities, leading to immediate risks to life and safety.
- **High Impact:** The attack compromises sensitive data, disrupts major government or business operations, or causes significant financial harm, requiring prolonged recovery efforts.
- **Moderate Impact:** A cyberattack partially disrupts operations but does not fully compromise critical services, causing delays and operational inefficiencies.
- **Low Impact:** The attack is minor and contained, such as a brief website outage or a phishing attempt detected before damage occurs.

Severity of Cyberattacks

Cyber threats vary in severity, ranging from low-impact phishing attempts to high-impact critical infrastructure disruptions. The most significant threats include:

Municipal and Emergency Services Disruptions: A ransomware attack or data breach targeting city government IT systems could disrupt financial transactions, permit processing, emergency services, and law enforcement databases. If 911 dispatch services, police records, or fire department communication networks were compromised, this could lead to delayed response times, compromised public safety, and legal liabilities for the city.

Critical Infrastructure Attacks: If cybercriminals or nation-state actors targeted Santa Fe Springs' power grid, water treatment facilities, or industrial SCADA (Supervisory Control and Data Acquisition) systems, the resulting outage or contamination event could create a public health emergency. An attack of this nature would require state and federal emergency response coordination to restore essential services.

Business and Industrial Cyber Disruptions: Industrial facilities in Santa Fe Springs rely on automated control systems and cloud-based logistics operations. A cyberattack on an industrial network could shut down manufacturing production lines, disrupt supply chains, or expose proprietary business data. This could result in millions of dollars in economic losses and potential job disruptions for local employees.

Widespread Personal Data Breaches: If a data breach exposed personally identifiable information (PII) from municipal databases, financial institutions, or healthcare providers, it could lead to identity theft, financial fraud, and regulatory penalties. A large-scale breach affecting thousands of residents or businesses could result in long-term legal and reputational consequences for the city and affected organizations.

Transportation and Traffic Management System Disruptions: An attack on Santa Fe Springs' smart traffic control systems, transit networks, or freeway communication systems could create major congestion, increase accident risks, and disrupt freight movement through the city. A cyberattack affecting highway sensors, traffic signals, or public transit payment systems would require urgent mitigation efforts to prevent secondary transportation hazards.

Historical Occurrences

Although Santa Fe Springs has not been directly targeted, past cyber incidents in California and across the United States illustrate the types of cyber threats that could impact the city.

2018 City of Atlanta Ransomware Attack: In March 2018, a ransomware attack crippled the City of Atlanta's IT infrastructure, locking city employees out of email accounts, financial processing systems, and public service databases.

- The attackers demanded approximately $51,000 in Bitcoin, but the total cost of recovery exceeded $17 million due to system restoration, data recovery, and security enhancements.
- 911 dispatch systems, municipal court records, and online payment systems were rendered inoperable for weeks.
- This attack demonstrated how a single cyber incident can disrupt government functions and require extensive emergency response measures.

2019 Los Angeles County Phishing Attack: In 2019, Los Angeles County experienced a large-scale phishing attack that compromised email accounts of county employees, including those in the Department of Public Works, Sheriff's Department, and health services.

- More than 1,000 employees were affected, with attackers gaining access to sensitive county records and resident information.
- The breach exposed social security numbers, financial records, and personal medical data, creating risks of identity theft and fraud.

2021 Colonial Pipeline Cyberattack: In May 2021, the Colonial Pipeline, which supplies nearly 50% of the East Coast's fuel, was shut down due to a ransomware attack carried out by criminal hacking group DarkSide.

- The attack disrupted fuel distribution for several days, causing shortages and price spikes across multiple states.
- The attackers gained access through a compromised VPN password, highlighting vulnerabilities in remote access systems used by industrial control networks.

2022 Los Angeles Unified School District Ransomware Attack: In September 2022, the Los Angeles Unified School District (LAUSD) suffered a major ransomware attack that encrypted data across its entire school network, affecting over 600,000 students.

- Class schedules, student records, and payroll systems were disrupted, forcing emergency IT restoration efforts.
- The attack targeted a weak point in LAUSD's cybersecurity protocols, emphasizing the need for multi-layered protection and regular system updates,

2023 U.S. Healthcare Cyberattacks: Healthcare providers, including hospitals and emergency medical networks in California, have been targeted by ransomware groups, causing disruptions to patient care, medical records access, and emergency response coordination.

- In February 2023, a cyberattack on a hospital system in Southern California delayed emergency room services and patient admissions.
- In August 2023, a ransomware attack on a major health insurance provider disrupted payment processing and patient scheduling for multiple medical facilities.

FEMA Disaster Declarations Related to Cyberattacks

While cyberattacks do not traditionally trigger standalone FEMA disaster declarations, they are increasingly being incorporated into federal emergency response planning. FEMA recognizes cyber incidents as potential components of broader disaster scenarios, such as coordinated attacks on power grids, financial institutions, or emergency communication networks.

- **FEMA DR-4569-CA (October 2020 – Wildfires and Public Safety Power Shutoffs):** Although this disaster declaration was issued due to wildfires in California, it included cybersecurity concerns related to the Public Safety Power Shutoff (PSPS) system, which could be targeted by cybercriminals to create artificial outages.

- **Presidential Policy Directive 21 (PPD-21) – Critical Infrastructure Cyber Resilience:** This directive, issued in 2013 and expanded in 2021, identifies 16 critical infrastructure sectors, including energy, water, transportation, and communications, that require federal cybersecurity protection. Under PPD-21, state and local governments, including Santa Fe Springs, are encouraged to adopt cybersecurity frameworks to prevent service disruptions.

Probability and Effects of Future Conditions

Overall probability over next five years: ***Moderate.***

Cyber threats are a rapidly evolving hazard that poses a significant risk to municipal governments, critical infrastructure, businesses, and residents. As Santa Fe Springs continues expanding its digital infrastructure, adopting smart city technologies, and increasing its reliance on cloud-based services, the city's vulnerability to cyberattacks is expected to rise. The sophistication of cyber threats, combined with the interconnectivity of IT systems across essential services, presents an escalating challenge. Future risks will be further compounded by the intersection of climate-driven disruptions, geopolitical instability, and the continued advancement of cyberattack techniques.

Reports from the Cybersecurity and Infrastructure Security Agency (CISA) and the Federal Bureau of Investigation (FBI) highlight that ransomware, phishing, and denial-of-service (DoS) attacks have been responsible for disrupting city services, financial systems, and emergency response capabilities at an accelerating pace. Between 2018 and 2023, ransomware incidents against U.S. municipalities doubled, largely due to cybercriminals exploiting vulnerabilities in remote-access software, cloud-based storage, and legacy municipal IT systems. Additionally, the rise of industrial cyberattacks has placed critical infrastructure at heightened risk, particularly as utilities and government services transition toward automation and greater digital integration.

Given these trends and the growing attack surface created by digital modernization, Santa Fe Springs is at a high probability of experiencing a cyberattack affecting municipal operations, emergency services, and critical infrastructure systems.

The frequency and severity of cyberattacks are projected to increase due to several emerging trends. The expansion of artificial intelligence (AI) in cybercrime will allow threat actors to automate attacks, improve malware evasion techniques, and escalate the volume of cyber intrusions. AI-driven ransomware and social engineering campaigns are expected to become more sophisticated, making detection and prevention more challenging for local governments. At the same time, threats to industrial control systems (ICS) will continue to rise, particularly within water and power utilities that rely on Supervisory Control and Data Acquisition (SCADA) systems. These systems, which are essential for infrastructure automation, present attractive targets for cybercriminals seeking to disrupt essential services.

The rapid expansion of smart city technologies further increases cyber vulnerabilities. Internet of Things (IoT) devices, used for traffic management, emergency response coordination, and municipal surveillance, create additional entry points for attackers. As interconnected urban infrastructure becomes more commonplace, cyber risks will extend beyond traditional IT networks, directly affecting public safety and urban operations. If a

cyberattack were to disable Santa Fe Springs' IT networks, cascading failures could disrupt power distribution, water treatment systems, and emergency communication channels. The potential for such disruptions reinforces the need for heightened cyber resilience across municipal agencies.

Cyberattacks pose significant financial risks to municipalities, with the cost of ransomware attacks on mid-sized cities averaging over $3.5 million per incident. These costs encompass system restoration, legal expenses, data recovery, and operational downtime. In addition to direct recovery expenses, local governments are facing a sharp rise in cybersecurity insurance premiums, with municipal cyber liability policies increasing by 300% since 2020. The economic implications of prolonged IT disruptions extend beyond city hall, affecting residents and businesses that rely on municipal services. A single cyberattack on a city's financial system can result in revenue losses ranging from $5 million to $25 million, depending on the extent of downtime, data loss, and service disruption. These escalating costs highlight the urgent need for robust cybersecurity investments to mitigate financial and operational risks.

The intersection of climate change and cybersecurity presents additional challenges for municipal resilience planning. Natural disasters such as wildfires, extreme heat events, and severe storms have been increasingly exploited by cybercriminals, who time attacks to coincide with emergency situations when response capabilities are already strained. The growing reliance on digital emergency management tools, including cloud-based crisis coordination platforms, introduces further vulnerabilities that must be addressed.

Energy grid vulnerabilities also represent a growing concern, as increasing temperatures and extreme weather conditions lead to surging electricity demand. With power distribution networks becoming more digitized, cyber threats targeting grid infrastructure could result in prolonged blackouts during critical periods. In a worst-case scenario, a cyberattack on a power utility during a climate-driven emergency could significantly delay response efforts, exacerbating the overall impact on public health and safety.

3.3.8 Flooding

Hazard Description

Flooding in Santa Fe Springs arises from various factors, including heavy precipitation, stormwater runoff, infrastructure failures, and rising groundwater levels. The city's flat topography, urban development patterns, and proximity to the San Gabriel and Rio Hondo River flood control systems significantly influence its flood risk profile.

Urban and Stormwater Flooding: Santa Fe Springs is highly urbanized, with extensive impervious surfaces such as concrete and asphalt limiting natural water absorption. During heavy rainfall, the stormwater drainage system can become overwhelmed, leading to temporary standing water in streets, parking lots, and low-lying areas. Industrial and commercial zones with poor drainage or clogged storm drains are particularly susceptible to localized ponding and road hazards. Common locations for urban flooding include intersections, underpasses, and areas near storm drains.

Flash Flooding: Intense rainfall over a short period can lead to flash flooding, where rapid water accumulation overwhelms local drainage systems. In Santa Fe Springs, severe storm events depositing multiple inches of rain within a few hours can exceed the capacity of the city's storm drain system, resulting in temporary flash flooding. Industrial areas face additional risks, including potential chemical spills or water contamination if floodwaters infiltrate storage sites containing hazardous materials.

Riverine Flooding: Although Santa Fe Springs is not directly adjacent to major rivers, its proximity to the San Gabriel and Rio Hondo River flood control systems presents potential indirect impacts. Extensive flood control infrastructure has minimized the risk of widespread riverine flooding; however, upstream failures or extreme weather events could elevate water levels in these channels, potentially causing localized flooding along drainage corridors or stormwater backups into urban areas.

Infrastructure-Related Flooding: Flooding can also result from malfunctions or failures in stormwater management infrastructure, such as storm drains, retention basins, or pumping stations. Aging drainage systems or blockages can cause localized flooding where water cannot drain efficiently. Heavy rainfall events may exceed the design capacity of the stormwater system, leading to backups in street-level drains and catch basins. Additionally, industrial and commercial developments with limited on-site stormwater retention contribute to increased runoff volumes, exacerbating urban flooding risks.

Location and Geographic Extent

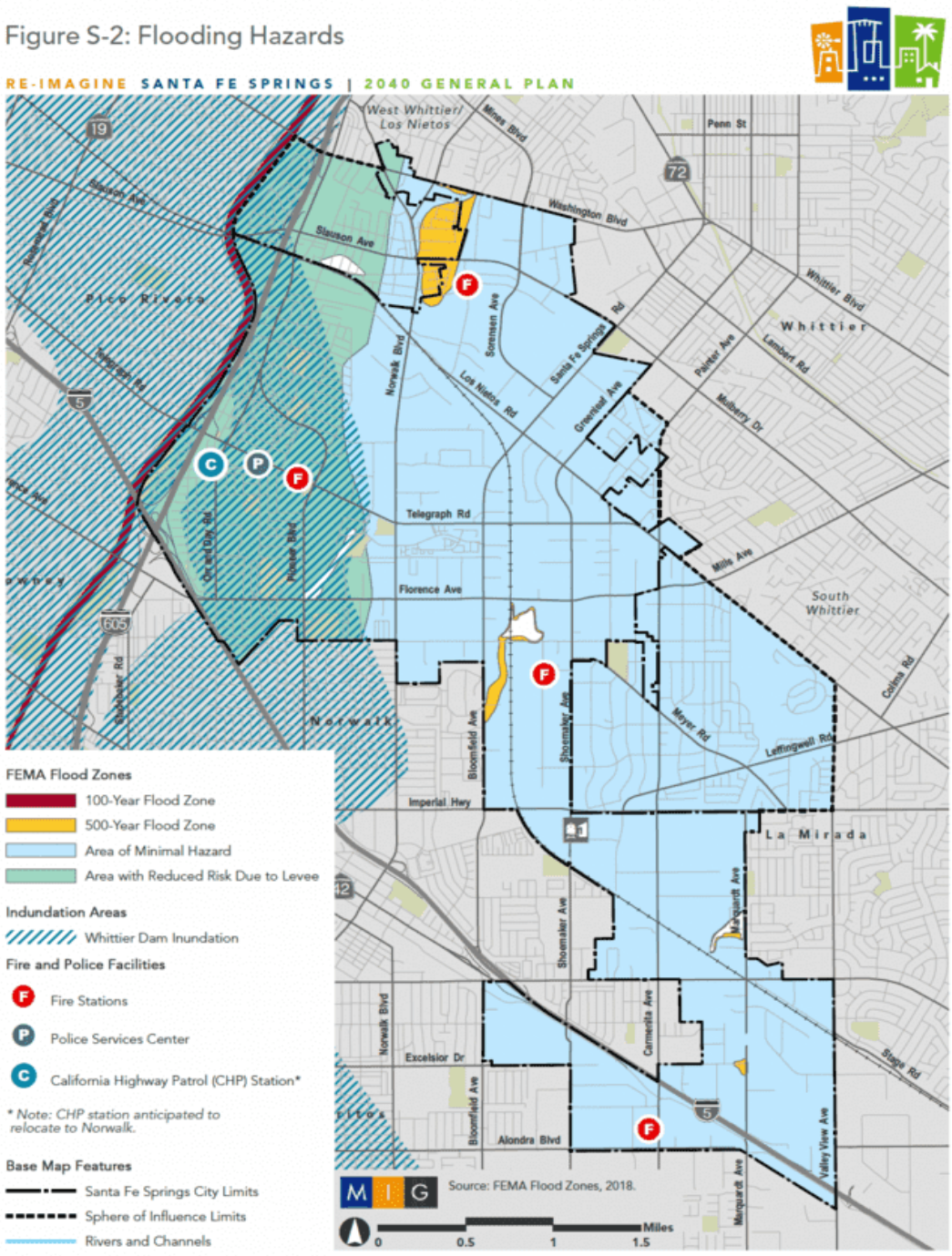


Figure 18 – Flood Zones

Flooding within the city is not uniformly distributed, with specific locations more vulnerable due to drainage limitations, elevation differences, and surrounding land use.

Roadways and Intersections with Recurring Flooding Issues: Certain streets, intersections, and underpasses in Santa Fe Springs experience frequent temporary flooding during heavy rain events, especially in areas where storm drains have limited capacity or become blocked by debris. Major arterial roads with extensive paved surfaces and limited natural absorption areas are particularly susceptible.

- Telegraph Road, Washington Boulevard, and Florence Avenue consistently experience water accumulation in low-lying sections, where stormwater drainage is challenged by high impervious surface coverage. During heavy storms, portions of Telegraph Road between Norwalk Boulevard and Pioneer Boulevard have been known to flood, affecting traffic flow and increasing road hazards.
- Industrial corridors along Norwalk Boulevard, Slauson Avenue, and Pioneer Boulevard are prone to localized ponding due to high volumes of stormwater runoff from large warehouse rooftops and extensive paved lots. Flooding in these areas can be exacerbated by inadequate storm drain capacity, leading to temporary road closures or restricted access to industrial facilities.
- Underpasses and freeway ramps near Interstate 5 (I-5) and Interstate 605 (I-605) may experience temporary flooding when storm drain infrastructure is overwhelmed. The underpass at Florence Avenue and the I-5 interchange has a history of flooding during heavy rainfall, creating hazardous conditions for motorists and disrupting local traffic patterns.

Industrial and Commercial Zones with High Runoff Volume: The city's industrial and commercial areas contain large impervious surfaces, which prevent rainwater infiltration and increase stormwater runoff. Many warehouses, logistics hubs, and manufacturing plants contribute to runoff challenges, particularly in areas with older stormwater infrastructure.

- Warehouses and industrial facilities along Norwalk Boulevard, Los Nietos Road, and Carmenita Road generate high stormwater runoff volumes due to expansive roof areas and paved loading zones. These areas are especially vulnerable to localized flooding when heavy rainfall exceeds the storm drain system’s capacity.
- Retail centers and shopping plazas along Telegraph Road and Florence Avenue experience flooding risks in parking lots and loading docks, particularly where drainage infrastructure is insufficient. The Santa Fe Springs Marketplace has been impacted by stormwater pooling in parking areas, affecting access to businesses and increasing vehicle damage risks.
- Industrial sites storing hazardous materials face additional concerns. In areas along Los Nietos Road and Slauson Avenue, floodwaters could potentially infiltrate containment areas, raising the risk of chemical spills or hazardous material releases into stormwater runoff.

Storm Drain Infrastructure and Flood Control Channels: Santa Fe Springs relies on an extensive stormwater drainage system consisting of an underground storm drain network and open-channel flood control systems, which connect to the San Gabriel River and Rio Hondo River flood channels. These channels provide regional drainage for stormwater runoff and reduce the risk of large-scale riverine flooding.

Storm drain outfalls along the Rio Hondo and San Gabriel River flood control channels may experience temporary backups during heavy rainfall, causing localized street flooding in adjacent neighborhoods. Areas

near the storm drain outfall at Norwalk Boulevard and Los Nietos Road have experienced street flooding when the system reaches capacity.

Retention basins and detention ponds within Santa Fe Springs serve as temporary storage for excess runoff. However, extreme rainfall events may exceed their design capacity, leading to additional flooding risks. The retention basin near Heritage Park on Telegraph Road plays a key role in flood mitigation but has seen occasional overflow during prolonged storms.

Relationship to Land Use and Development

Flood hazards in Santa Fe Springs are closely tied to land use and development patterns, particularly in industrial, commercial, and transportation corridors where high levels of impervious surface coverage exacerbate stormwater runoff. Future urban development, combined with projected climate change impacts, will further influence flood risks, necessitating improved land use planning and infrastructure adaptation.

Industrial and Commercial Development Impact on Flooding: The city's extensive industrial base has significantly altered natural drainage patterns, increasing reliance on engineered stormwater management solutions. Industrial growth in Santa Fe Springs Industrial Park has led to the expansion of impervious surfaces, raising concerns about increased stormwater runoff during major storm events.

Older industrial zones with outdated drainage infrastructure remain particularly vulnerable. Facilities along Norwalk Boulevard and Los Nietos Road were developed before modern stormwater retention requirements, leading to periodic flooding when storm drain systems become overwhelmed. Future redevelopment projects in these areas must incorporate enhanced stormwater management strategies, such as permeable pavement, retention basins, and bioswales, to reduce runoff contributions to the city's drainage system.

Transportation Infrastructure and Flood Exposure: Santa Fe Springs' major transportation corridors, including I-5, I-605, and key arterial roadways, are critical to regional mobility and commerce. Flooding on these routes can disrupt commuter traffic, emergency response operations, and freight movement, causing economic and logistical disruptions.

Flooding on Florence Avenue and Washington Boulevard has previously led to traffic slowdowns and temporary lane closures, affecting access to industrial and commercial areas. The I-605 interchange at Slauson Avenue has also been identified as a high-risk area for stormwater accumulation during extreme weather events.

Magnitude and Severity

Flood severity is assessed using standardized hydrologic and meteorological classification systems, which evaluate factors such as flood depth, frequency, and flow velocity. These systems provide a framework for understanding potential flood impacts and informing mitigation strategies.

National Weather Service (NWS) Flood Severity Scale

The NWS classifies flooding events based on their impact on property, transportation, and public safety:

- **Minor Flooding**: Involves some road closures and nuisance flooding in low-lying areas, with no significant property damage.
- **Moderate Flooding**: Characterized by widespread street and intersection flooding, with potential damage to commercial and industrial properties.
- **Major Flooding**: Entails severe impacts on transportation networks, with floodwaters affecting critical infrastructure, emergency services, and business operations.

FEMA Flood Zone Designations

FEMA's Flood Insurance Rate Maps (FIRMs) categorize areas based on flood probability and expected inundation levels:

- **Zone X (Minimal Risk)**: The majority of Santa Fe Springs falls into this category, indicating a low probability of large-scale flooding.
- **Zone AE (High-Risk 100-Year Floodplain)**: While Santa Fe Springs does not have extensive AE flood zones, adjacent communities with higher flood risks may experience runoff impacts that affect the city's storm drainage system.

Although Santa Fe Springs is not within a FEMA-designated high-risk floodplain, localized stormwater flooding remains a persistent hazard during extreme precipitation events.

Local flood severity is also assessed using urban hydrology models that evaluate:

- **Runoff Coefficient**: Higher values indicate more runoff and a greater potential for flooding. Santa Fe Springs' high proportion of impervious surfaces contributes to elevated runoff.
- **Stormwater System Capacity Exceedance**: Flooding occurs when precipitation intensity surpasses the design limits of storm drains, leading to water accumulation in streets and intersections.
- **Flow Velocity Measurement**: Higher velocity floodwaters pose greater risks to public safety and infrastructure.

In Santa Fe Springs, urban flooding generally involves low-velocity floodwaters, but ponding and drainage system overflows can create hazardous conditions for pedestrians and motorists.

Severity of Flooding

The severity of flooding in Santa Fe Springs varies based on storm intensity, drainage system performance, and land use factors. The most significant impacts occur when stormwater drainage infrastructure is overwhelmed, leading to ponding, road closures, and business disruptions.

- **Minor Flooding (Common, Low Impact)**: Occurs during moderate rainstorms when storm drains experience temporary overflows, causing localized ponding in intersections and parking lots. These situations typically resolve within hours once drainage systems resume normal function.
- **Moderate Flooding (Less Frequent, Medium Impact)**: Results from high-intensity rainstorms exceeding 1 inch per hour, temporarily overwhelming drainage systems. This can lead to street closures along major roadways such as Telegraph Road, Washington Boulevard, and Florence Avenue, impacting emergency response times and traffic flow. Water infiltration into industrial and commercial properties may cause business interruptions and minor structural damage. There are also potential contamination risks in areas storing hazardous materials if floodwaters breach containment facilities.
- **Major Flooding (Rare, High Impact)**: Possible during extreme storm events, such as atmospheric river storms or consecutive heavy rainfall events, leading to sustained flood conditions. Severe infrastructure disruptions may occur, including potential failures of storm drain systems or blockages in flood control channels. Floodwaters could inundate commercial and industrial zones, resulting in significant economic losses. Public health and environmental concerns may arise due to potential stormwater contamination and hazardous material runoff.

Historical Occurrences

All EMs and DRs for High Winds/Severe Storms are located in the Historic Disaster Declarations table as “Flood” on pages 29-38.

February 1998 – El Niño Storms and Widespread Urban Flooding: During the 1997-1998 El Niño season, a series of powerful Pacific storm systems brought record-breaking rainfall to Southern California, resulting in significant flooding across Los Angeles County. Santa Fe Springs received substantial rainfall in February alone, overwhelming storm drain systems and leading to localized flooding along major transportation routes. Intersections along Telegraph Road, Washington Boulevard, and Florence Avenue experienced temporary closures due to stormwater accumulation. The San Gabriel River and Rio Hondo River flood control systems operated at near capacity, increasing storm drain system backup risks for adjacent urban areas, including Santa Fe Springs. This event led to FEMA Disaster Declaration DR-1203, providing federal assistance for storm-related damages, infrastructure repairs, and emergency response costs across Los Angeles County.

January 2005 – Severe Winter Storms and Flooding: In January 2005, a series of high-intensity winter storms impacted the Los Angeles Basin, leading to flash flooding and urban drainage system failures. Santa Fe Springs recorded significant rainfall in a single day, causing notable street ponding and storm drain overflows. Industrial areas near Pioneer Boulevard and Los Nietos Road experienced temporary flooding, leading to minor property damage and traffic disruptions. Los Angeles County declared a local emergency, leading to FEMA Disaster Declaration DR-1577, which covered flood-related damages, debris removal, and public infrastructure restoration.

December 2010 – Atmospheric River Event and Storm Drain Failures: In late December 2010, an atmospheric river event brought heavy rainfall to the region, causing severe flooding in parts of Los Angeles County, including Santa Fe Springs. The city experienced widespread roadway flooding, particularly at underpasses and major intersections, as storm drains reached capacity. Localized ponding occurred in parking lots and industrial zones, affecting business operations and leading to temporary closures of logistics facilities. FEMA Disaster Declaration DR-1952 was issued to assist with flood damage recovery, emergency protective measures, and debris removal across impacted areas.

February 2017 – Winter Storm Flooding and Infrastructure Impacts: A series of intense winter storms in February 2017 resulted in record-breaking rainfall totals across Southern California, with flooding reported in multiple locations within Santa Fe Springs. Stormwater system backups led to temporary closures of arterial roads, including sections of Slauson Avenue and Telegraph Road. Industrial facilities along Norwalk Boulevard experienced minor flood-related property damage, requiring emergency pumping operations to mitigate impacts. This event contributed to FEMA Disaster Declaration DR-4301, which provided federal funding for storm response, public works recovery, and infrastructure repairs across Los Angeles County.

January and March 2023 – California Atmospheric River Storms and Flooding: During early 2023, multiple atmospheric river storms impacted California, producing high rainfall totals, widespread flooding, and infrastructure failures across Los Angeles County. Santa Fe Springs received significant rainfall in a single storm event, leading to temporary street flooding at multiple intersections. Traffic flow disruptions were reported along Washington Boulevard and Florence Avenue, with vehicles stalled in high water. The regional flood control system effectively managed large-scale runoff, but local drainage issues in commercial and industrial districts required emergency stormwater pumping operations. The State of California declared a flood emergency, leading to FEMA Disaster Declarations DR-4683 and DR-4699, which provided assistance for storm-related damages, debris removal, and infrastructure restoration.

Probability and Effects of Future Conditions

Overall probability over next five years: ***Moderate.***

Historical data and climate models indicate an increased likelihood of significant flood events in Santa Fe Springs due to more intense storm activity. Short-duration, high-intensity rainfall events are projected to become more

frequent, potentially overwhelming existing storm drain capacities and causing rapid street flooding. For instance, studies suggest that extreme precipitation events are projected to intensify in most California cities, which could lead to increased urban flooding

Additionally, atmospheric river storms, which have previously impacted the region, are expected to increase in frequency and intensity by the mid-21st century. This escalation brings greater risks of prolonged stormwater system overloads and surface flooding. Storm drain exceedance models indicate that, under a 10-year return period storm, existing drainage infrastructure in commercial and industrial zones could experience water accumulation exceeding design thresholds, increasing the probability of localized flooding events. Pavement drainage analysis suggests that critical intersections and low-lying streets could see significant flood depths during extreme rainfall events, leading to potential vehicle stall-outs and transportation disruptions.

Climate models suggest that California will experience more intense and variable rainfall patterns, increasing flood risks even in historically low-risk areas like Santa Fe Springs. By 2040, extreme precipitation events exceeding historical averages are expected to occur more frequently in Los Angeles County, increasing the likelihood of urban flooding. By 2070, such events could become twice as frequent, leading to a higher probability of storm drain system failures and localized ponding in commercial and industrial areas. Increased temperatures will lead to more intense storm cells, resulting in higher short-term rainfall rates that overwhelm drainage systems. Greater runoff due to urban development and impermeable surfaces will exacerbate flood severity, particularly in high-density industrial zones. These projections indicate that Santa Fe Springs will need to adapt its flood mitigation strategies to address evolving climate-related flood risks.

The continued development of industrial and commercial facilities, roadways, and urban infrastructure in Santa Fe Springs will increase impervious surface coverage, reducing the natural absorption of rainwater and increasing stormwater runoff volume. Currently, a significant portion of Santa Fe Springs' developed land consists of impervious surfaces, including roads, parking lots, and building footprints. Without additional stormwater management measures, this will continue to increase flood susceptibility. Future industrial expansion and redevelopment projects could contribute to higher runoff levels unless green infrastructure, permeable pavement, and improved retention basins are incorporated into new developments. Traffic congestion and transportation network disruptions will become more severe if key roadways experience recurring flood impacts, affecting regional supply chains and emergency response operations. The interaction of increased urbanization and climate-driven precipitation changes will significantly impact flood risk in Santa Fe Springs, necessitating expanded stormwater infrastructure and flood adaptation measures.

Future flooding risks in Santa Fe Springs will be influenced by extreme weather events, urbanization, and the capacity of storm drainage systems to handle increased runoff volumes. The following trends highlight the expected changes in flood frequency and severity:

- **Increasing Frequency of High-Intensity Rainfall Events**: The number of storms producing substantial rainfall in short durations is projected to increase by 2050, elevating the risk of stormwater system failures.

Annual peak storm intensity is expected to rise, leading to higher risks of flash flooding and urban drainage backups. The winter storm season length is anticipated to extend, resulting in longer periods of saturated ground conditions, reducing stormwater infiltration capacity and increasing runoff rates. These trends suggest that Santa Fe Springs will experience more frequent and intense short-term flooding events, requiring improved stormwater management strategies.

- **Increased Risk of Infrastructure and Property Damage**: By 2050, flooding-related economic damages in urban Southern California communities are projected to increase significantly, driven by more frequent storm events and increased development in high-runoff areas. Flooding-related roadway repair costs in Santa Fe Springs could rise notably by 2040 due to repeated flood damage to pavement, drainage systems, and traffic signal infrastructure. More frequent street and parking lot flooding could impact commercial and industrial property values, leading to higher flood insurance costs for businesses. Future flooding scenarios indicate that without mitigation measures, Santa Fe Springs will experience greater infrastructure and economic disruptions from urban flooding events.
- **Storm Drain System Overload Risks and Adaptation Needs**: Existing storm drain infrastructure in Santa Fe Springs is designed for historical storm intensities, but climate projections indicate that future rainfall events will exceed system capacity more frequently. The probability of storm drain backups causing localized flooding is expected to increase by 2050, particularly in industrial and commercial corridors.

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3.3.9 Dam failure

Hazard Description

A dam failure involves the partial or complete structural collapse of a dam, resulting in the sudden, uncontrolled release of stored water. The severity of such an event depends on factors like the volume of water released, the dam's structural integrity, and the downstream area's topography.

Dam failures can occur due to various mechanisms:

- **Overtopping Failure**: This occurs when water levels exceed the dam's capacity due to extreme rainfall, rapid snowmelt, or inadequate spillway discharge, leading to erosion and potential collapse.
- **Structural Failure**: Resulting from poor construction, aging materials, foundation instability, or seismic activity, this type leads to cracks, leaks, or sudden collapse.
- **Seepage Failure**: Caused by internal erosion due to persistent water infiltration, weakening the structure over time and increasing breach likelihood.
- **Earthquake-Induced Failure**: In seismically active regions, dams may experience cracking, liquefaction, or complete collapse during major earthquakes.

Dam failure, while a low-probability event, poses high-consequence risks, including uncontrolled water release leading to downstream flooding, infrastructure damage, and potential loss of life. Santa Fe Springs, though not situated immediately downstream of a major dam, remains vulnerable to dam-related flooding from regional reservoirs and flood control structures, especially during extreme storm events, seismic activity, or structural failures.

- **Whittier Narrows Dam**: Located approximately 5 miles northeast, this dam regulates stormwater runoff from the San Gabriel Mountains. A catastrophic failure could lead to widespread flooding along the Rio Hondo and San Gabriel River channels, impacting low-lying areas and storm drain outfalls in Santa Fe Springs. This LHMP Update incorporated publicly available dam safety assessments and flood inundation information from the U.S. Army Corps of Engineers (USACE), the agency responsible for operating and maintaining Whittier Narrows Dam. These data informed the risk analysis for downstream flooding impacts. Although no formal coordination with USACE or the California Division of Safety of Dams (DSOD) occurred during this plan cycle, available USACE evaluations were reviewed.
- **Santa Fe Dam**: Situated north of Whittier Narrows, it serves flood control and groundwater recharge purposes. While a failure might not directly impact Santa Fe Springs, excess water releases could increase downstream flow rates into the San Gabriel River system.

Location and Geographic Extent

Map: Dam Failure Inundation – Whittier Narrows Dam (HAZUS)
(Source: Emergency Planning Consultants)



Figure 19 – Dam Failure Innundation

Santa Fe Springs is situated between two key flood control channels that would be impacted by a failure at Whittier Narrows Dam:

- **San Gabriel River Flood Control Channel**: Runs along the western boundary of Santa Fe Springs, carrying stormwater southward toward the Pacific Ocean. If dam-related floodwaters exceeded channel capacity, overflow or storm drain backups could impact roadways and businesses near Norwalk Boulevard, Telegraph Road, and Florence Avenue. Industrial facilities adjacent to the channel could experience floodwater intrusion and runoff contamination risks.
- **Rio Hondo Flood Control Channel**: Located east of Santa Fe Springs, bordering unincorporated Los Angeles County. In an extreme flood event, water levels could rise significantly, leading to flooding of storm drain outfalls and temporary ponding in low-lying sections of Pioneer Boulevard and Slauson Avenue. Adjacent commercial and industrial zones could be at risk for water damage and hazardous material exposure if floodwaters enter storage or processing areas.

Roadways and Transportation Corridors Prone to Flooding: If dam failure flooding were to exceed flood control channel capacity, water could impact key transportation routes within Santa Fe Springs, disrupting traffic and emergency response efforts. These include:

- **Washington Boulevard, Telegraph Road, and Florence Avenue**: These major east-west corridors intersect storm drain outfall locations, making them susceptible to temporary road flooding during extreme discharge events.
- **Norwalk Boulevard and Pioneer Boulevard**: These north-south corridors run parallel to flood-prone areas, meaning increased water flow from a dam failure event could create localized flooding near industrial and commercial zones.
- **Interstate 5 and Interstate 605**: While freeways are elevated and less prone to direct flooding, ramps and underpasses in low-lying sections could experience temporary flooding if storm drains become overwhelmed.

Industrial and Commercial Areas with Increased Runoff Risks: Santa Fe Springs' industrial and commercial zones contain large impervious surfaces, which prevent natural water infiltration and increase runoff potential. In the event of a dam failure-related flood surge, storm drain capacity may be exceeded, leading to temporary ponding and water intrusion into properties.

- **Warehouses, logistics hubs, and industrial sites near Norwalk Boulevard and Los Nietos Road**: Could experience storm drain backups and standing water issues.
- **Hazardous material storage sites in the industrial district**: May face secondary risks if floodwaters cause containment failures or contamination concerns.
- **Retail centers along Telegraph Road and Washington Boulevard**: May experience parking lot and building entryway flooding if stormwater runoff exceeds design capacities.

Relationship to Land Use and Development

Santa Fe Springs' urbanized landscape, industrial land use patterns, and extensive transportation infrastructure influence its exposure to potential dam-related flooding. While the city does not have designated floodplain areas under FEMA mapping, its stormwater drainage system is designed to accommodate normal rainfall conditions rather than extreme dam failure scenarios.

Magnitude and Severity

Dam failures, though very rare, pose significant risks due to the potential for catastrophic flooding, infrastructure damage, and loss of life. The severity of such events depends on factors including the volume of water released, failure mechanisms, topography, and the capacity of downstream flood control systems.

Santa Fe Springs is not situated directly downstream of a major dam; however, the city could experience indirect impacts from a failure of the Whittier Narrows Dam. This dam regulates stormwater flow along the San Gabriel River and Rio Hondo flood control channels. In the event of a failure, floodwaters could rapidly travel downstream, potentially overwhelming drainage systems and causing localized flooding in Santa Fe Springs.

Assessing the magnitude and severity of a dam failure involves hydrologic, structural, and hazard classification systems that help determine potential downstream impacts and guide emergency response planning.

FEMA Dam Hazard Potential Classification System: FEMA classifies dams based on the potential consequences of failure, focusing on probable loss of human life and economic, environmental, or lifeline impacts. The classifications are:

- **Low Hazard Potential**: Failure or misoperation results in no probable loss of human life and low economic and/or environmental losses, typically limited to the owner's property.
- **Significant Hazard Potential**: Failure or misoperation results in no probable loss of human life but could cause economic loss, environmental damage, or disruption of lifeline facilities.
- **High Hazard Potential**: Failure or misoperation will probably cause loss of human life.

The Whittier Narrows Dam is classified as a "High Hazard Potential" dam due to the potential for severe downstream flooding affecting densely populated areas. Although Santa Fe Springs is not in the immediate inundation zone, an extreme failure event could elevate water levels in flood control channels, leading to localized flooding within the city.

U.S. Army Corps of Engineers (USACE) Dam Failure Impact Rating: The USACE evaluates dam failures using a rating system that considers flood wave velocity, depth, and affected infrastructure:

- **Category I (Catastrophic)**: Complete and sudden failure causing an uncontrolled release of water, resulting in extreme flooding, widespread destruction, and numerous casualties.
- **Category II (Severe)**: Major dam breach or structural collapse leading to significant downstream flooding, infrastructure damage, and potential fatalities.
- **Category III (Moderate)**: Partial failure or controlled emergency release causing localized flooding, transportation disruptions, and property damage.
- **Category IV (Minimal)**: Minor failure or spillway overtopping event that does not result in significant downstream flooding.

In the event of a full breach (Category I or II) of the Whittier Narrows Dam, floodwaters could rapidly propagate downstream, affecting flood control channels and potentially causing urban flooding in Santa Fe Springs. A controlled emergency release (Category III or IV) would primarily increase water flow in the San Gabriel River and Rio Hondo channels, potentially exceeding storm drain capacities in low-lying areas. Limitations in this analysis include the lack of current downstream flood inundation modeling specific to Santa Fe Springs and no recent seismic retrofit status updates from USACE. Additionally, the Whittier Narrows Dam has not completed full structural updates recommended after prior seismic evaluations, which may affect its resilience to a major earthquake.

Predicting the magnitude of flooding from a dam failure involves hydrologic models that simulate water flow dynamics, peak discharge rates, and flood wave travel times. Key metrics include:

- **Peak Discharge Volume (cubic feet per second – CFS)**: Measures the maximum flow rate of floodwaters released from the dam; higher values indicate greater flood severity.
- **Flood Inundation Depth (feet/meters)**: Determines the depth of floodwaters in affected areas, influencing infrastructure damage and emergency response efforts.
- **Flood Wave Travel Time (hours/minutes)**: Estimates how quickly floodwaters would reach downstream communities, affecting evacuation timeframes.

If the Whittier Narrows Dam experienced a sudden failure, modeling indicates that water levels in the San Gabriel River and Rio Hondo channels could rise within hours, potentially leading to urban flooding if channel capacities are exceeded.

Severity of Potential Dam Failure Impacts

The severity of dam failure impacts in Santa Fe Springs would depend on the extent of the failure, performance of flood control systems, and effectiveness of emergency response measures. Potential impacts include:

- **Minor Dam Failure or Controlled Release (Low to Moderate Impact)**: A minor structural issue or controlled water release would increase discharge volumes in flood control channels but is unlikely to cause significant flooding in Santa Fe Springs. Localized ponding near storm drain outfalls could occur,

affecting intersections and roadways along Norwalk Boulevard, Telegraph Road, and Florence Avenue. Emergency response operations would focus on storm drain capacity management and temporary road closures to mitigate minor flooding risks.

- **Partial Dam Breach (Moderate to High Impact):** A partial structural failure could lead to a rapid increase in water levels within the San Gabriel River and Rio Hondo channels, potentially exceeding design capacities. Storm drain systems in Santa Fe Springs could experience backflow issues, leading to flooding in industrial areas and low-lying streets. Transportation networks, including I-5 and I-605 underpasses, could be affected by temporary floodwater accumulation. Evacuation and emergency response measures would be required to protect at-risk areas and critical infrastructure.
- **Full Dam Failure (Catastrophic Impact):** A complete failure of the Whittier Narrows Dam would result in extreme flooding along the San Gabriel River and Rio Hondo channels, leading to widespread urban inundation in downstream communities. Santa Fe Springs could experience significant street flooding, structural damage to industrial properties, and hazardous material release risks from flooded storage sites. Transportation corridors, including major highways and arterial roads, could be rendered impassable, delaying emergency response efforts. Floodwaters could take days to fully recede, leading to prolonged business closures, infrastructure repairs, and economic losses.

Historical Occurrences

Although Santa Fe Springs has not experienced direct impacts from dam failures, historical dam-related flood events in Los Angeles County illustrate the risks associated with extreme storm events, controlled water releases, and infrastructure vulnerabilities.

- **1928 St. Francis Dam Failure:** The failure of the St. Francis Dam on March 12, 1928, remains one of the most devastating dam disasters in U.S. history, resulting in over 430 fatalities and widespread destruction throughout Los Angeles County. Although Santa Fe Springs was not directly affected, this event led to significant policy reforms in dam engineering, maintenance, and safety regulations. The lessons learned continue to inform modern safety protocols and reinforce the importance of structural assessments for high-hazard dams, including Whittier Narrows Dam.
- **1969 Whittier Narrows Dam Storm Discharge:** During February 1969, a series of intense winter storms triggered widespread flooding across Los Angeles County, necessitating emergency discharges from Whittier Narrows Dam to prevent overtopping. These discharges significantly increased water levels in the San Gabriel River and Rio Hondo flood control channels, causing localized flooding in downstream communities. While Santa Fe Springs did not experience catastrophic inundation, this event underscored the city's reliance on regional flood control infrastructure to mitigate extreme weather impacts.
- **1980 Whittier Narrows Dam Seismic Safety Concerns:** Following the 1971 Sylmar Earthquake, concerns emerged regarding the structural resilience of dams in Southern California, including Whittier Narrows Dam. In response, the U.S. Army Corps of Engineers conducted a seismic vulnerability assessment in 1980, leading to recommended reinforcements and retrofitting efforts to enhance

earthquake resistance. Given Santa Fe Springs' proximity to the Puente Hills and Whittier Faults, ongoing seismic evaluations remain crucial to mitigating downstream flood risks.

- **2005 Severe Winter Storms and Dam Discharges:** In January 2005, record-setting rainfall across Los Angeles County necessitated controlled discharges from Whittier Narrows Dam to manage reservoir capacity and prevent overtopping. This resulted in increased water flow within the San Gabriel River and Rio Hondo channels, causing localized street flooding and storm drain overflows in Santa Fe Springs. The event emphasized the importance of real-time flood monitoring and proactive emergency response measures to manage storm-related discharges.
- **2017 Winter Storm Flooding and Whittier Narrows Dam Evaluations:** In February 2017, a series of powerful winter storms raised concerns over regional dam safety, prompting heightened monitoring of Whittier Narrows Dam to ensure spillway capacity was not exceeded. Although no dam failures occurred, increased stormwater discharges contributed to urban flooding in low-lying areas, including Santa Fe Springs. This event reinforced the necessity of continuous investment in flood mitigation, storm drain infrastructure, and dam safety evaluations to manage evolving climate risks.

FEMA Disaster Declarations Related to Dam-Influenced Flooding

While no FEMA disaster declarations have been issued specifically for a dam failure affecting Santa Fe Springs, multiple declarations in Los Angeles County have included storm-induced dam releases and emergency flood mitigation efforts.

- **FEMA DR-1203 (1998 El Niño Storms and Flooding):** Declared due to record-breaking rainfall and widespread flooding across Southern California. Emergency discharges from regional dams, including Whittier Narrows Dam, contributed to elevated flood levels in downstream flood control channels.
- **FEMA DR-1577 (2005 Severe Winter Storms):** Issued following extreme rainfall that resulted in urban and riverine flooding across Los Angeles County. Controlled dam discharges were necessary to manage excess stormwater, increasing flood risks in downstream areas.
- **FEMA DR-4301 (2017 Winter Storm Flooding):** Declared in response to severe winter storm systems impacting multiple counties in California. Evaluations of dam spillway capacities were conducted to ensure regional flood control infrastructure could accommodate increased stormwater inflows.
- **FEMA DR-4683 and DR-4699 (2023 California Atmospheric River Storms):** Declared following a series of atmospheric river storms in early 2023, which caused widespread flooding across California. Whittier Narrows Dam and other flood control structures were placed on high alert, with controlled releases used to regulate water flow and prevent overtopping.

Probability and Effects of Future Conditions

Overall probability over next five years: ***Unlikely.***

Although Santa Fe Springs is not directly downstream from a major dam, the city could experience indirect flood impacts from a failure or emergency release at Whittier Narrows Dam, located approximately five miles northeast. While the probability of catastrophic dam failure remains low due to modern engineering standards, continuous monitoring, and regulatory oversight by the U.S. Army Corps of Engineers (USACE), increasing climate variability, aging dam infrastructure, and seismic activity present evolving risks that must be incorporated into hazard mitigation planning.

The Whittier Narrows Dam is classified as a High Hazard Potential Dam by USACE, indicating that while failure probability is low, consequences would be severe. Key risk factors include:

- Seismic activity remains a significant consideration for the dam's stability. The structure is located near the Puente Hills and Whittier Faults, with USGS studies indicating a 50% probability of a magnitude 6.7+ earthquake in Southern California within the next 30 years**.** A seismic event of this magnitude could compromise dam integrity, triggering emergency water releases to prevent structural failure.
- Climate change is another evolving risk factor affecting the dam's operation. According to the Fifth National Climate Assessment, the frequency of extreme rainfall events exceeding four inches within a 24-hour period is projected to increase by 40-60% by 2050. Such events could significantly raise reservoir inflows, increasing the likelihood of emergency discharges to prevent overtopping. The potential for atmospheric river storms further complicates flood management, as prolonged periods of intense precipitation may exceed historical capacity limits and contribute to downstream flooding.
- Additionally, aging infrastructure poses long-term challenges. Constructed in 1957, Whittier Narrows Dam has undergone multiple safety evaluations, but the natural degradation of materials over time requires continuous monitoring and reinforcement. While USACE has implemented retrofitting programs to address existing vulnerabilities, ongoing maintenance and infrastructure improvements are necessary to ensure resilience against evolving environmental and structural stressors.

Although the probability of full dam failure remains extremely low, the increasing likelihood of controlled water releases due to extreme weather events or seismic concerns necessitates proactive flood risk assessment and preparedness planning for Santa Fe Springs.

Hydrologic modeling indicates that in the event of an emergency discharge or structural breach at Whittier Narrows Dam, Santa Fe Springs could experience a range of flood-related impacts. Increased water flow within the San Gabriel River and Rio Hondo flood control channels could reach the city within three to six hours of the initial event. In extreme storm scenarios, peak water levels may exceed flood control channel capacity, resulting in localized flooding along Norwalk Boulevard, Pioneer Boulevard, and Florence Avenue.

Beyond direct channel overflow, the city's storm drain infrastructure would also be at risk. In areas with limited drainage capacity, storm drain systems could backflow, creating additional ponding in low-lying intersections. Industrial areas, which contain large impervious surfaces, may experience heightened runoff accumulation, exacerbating existing flood risks.

Hydraulic modeling suggests that in a partial failure scenario occurring alongside an extreme rainfall event, floodwaters could travel downstream at speeds exceeding 10-15 feet per second. Such rapid movement would place significant strain on stormwater infrastructure, potentially overwhelming urban drainage systems and causing widespread transportation disruptions.

The frequency and severity of dam-related flood risks are expected to evolve due to shifting climate conditions, increased groundwater levels, and the long-term stability of flood control infrastructure. The intensity and duration of storm events in Southern California have already demonstrated measurable increases, and these trends are expected to continue in the coming decades.

By 2050, extreme precipitation events will become more frequent, with storms producing over four inches of rainfall within a 24-hour period increasing by as much as 60%. This change will place additional stress on reservoir capacity, as heavy rainfall events lead to rapid inflows that could necessitate emergency discharges. The increasing prevalence of atmospheric river storms further compounds these risks, as prolonged and intense precipitation periods could accelerate reservoir overflow and challenge existing flood management strategies.

In addition to increasing precipitation extremes, climate-driven sea level rise may contribute to broader regional flooding challenges. While Santa Fe Springs is not a coastal city, the interconnected nature of the region's flood control system means that higher sea levels and storm surges could reduce the efficiency of drainage infrastructure. Rising ocean levels may slow the outflow of floodwaters into coastal basins, causing upstream water levels to remain elevated for longer periods, which could contribute to sustained flooding in inland areas, including Santa Fe Springs.

Urbanization and changes in land use patterns also influence the city's vulnerability to flooding. The continued expansion of impervious surfaces, including industrial facilities, roadways, and parking lots, is increasing stormwater runoff volumes. As more land is developed, the natural absorption capacity of soil and vegetation is reduced, leading to greater water accumulation during flood events. Without additional stormwater management measures, such as expanded retention basins and permeable infrastructure, these factors may amplify future flood risks in the city.

3.3.10 Terrorism

Hazard Description

Terrorism is broadly defined as the unlawful use of force or violence against persons or property to intimidate or coerce a government, civilian population, or segment thereof in furtherance of political or social objectives, as defined by the Federal Bureau of Investigation (FBI). Acts of terrorism can be categorized as either domestic or international and may target critical infrastructure, government facilities, public gatherings, or private sector entities. The methods used can range from physical attacks and cyberterrorism to chemical, biological, radiological, nuclear, and explosive (CBRNE) threats.

Terrorist incidents vary in scale, intent, and execution method. Santa Fe Springs' industrial, transportation, and municipal facilities could be susceptible to various forms of terrorism, including physical attacks, cyberterrorism, and hazardous material threats. These include:

- **Domestic Terrorism:** Acts of violence committed by individuals or groups based in the United States without foreign direction, often motivated by political, ideological, religious, or social causes.
- **International Terrorism:** Acts carried out by foreign terrorist organizations or individuals inspired by international extremist groups, targeting American interests both domestically and abroad.
- **CBRNE Terrorism:** The use of hazardous materials or weapons of mass destruction (WMDs) to cause mass casualties or widespread disruption, including chemical, biological, radiological, nuclear, and explosive attacks.

The Department of Homeland Security (DHS) and the Federal Bureau of Investigation (FBI) regularly assess terrorism threat levels through intelligence gathering and public alerts. The National Terrorism Advisory System (NTAS) issues alerts based on current threat conditions:

- **Elevated Alert:** A credible terrorist threat exists, but no specific or imminent attack has been identified.
- **Imminent Alert:** A specific and credible terrorist threat poses an immediate risk to public safety.

Santa Fe Springs coordinates with federal, state, and regional agencies to monitor intelligence updates and maintain situational awareness of potential threats. Regular communication with the DHS, FBI, and California State Threat Assessment System ensures the city is prepared for emerging risks.

Location and Geographic Extent

While Santa Fe Springs is not a central focus for extremist activity, its industrial profile and transportation connectivity necessitate a proactive approach to counterterrorism and emergency response planning.

Santa Fe Springs does not have high-profile government buildings or major tourist attractions that typically serve as primary terrorist targets. However, the city's industrial and transportation infrastructure, hazardous material storage facilities, and public gathering spaces could be considered potential targets due to their economic importance and potential for disruption.

Key facilities and sectors at risk include:

- **Industrial and Chemical Processing Facilities:** The city contains petroleum storage sites, chemical manufacturing plants, and logistics hubs that could be vulnerable to intentional sabotage, hazardous material releases, or explosive attacks. Sites along Norwalk Boulevard, Los Nietos Road, and Slauson Avenue handle substances that, if compromised, could result in fires, toxic releases, or environmental contamination. A coordinated attack on these sites could lead to widespread evacuations and long-term economic consequences.
- **Transportation and Freight Rail Corridors:** Santa Fe Springs is intersected by critical transportation routes, including Interstate 5, Interstate 605, and freight rail lines operated by Union Pacific and BNSF. These corridors support the movement of goods and hazardous materials across Southern California. A targeted attack on freight infrastructure, such as a derailment or sabotage of rail cargo, could disrupt regional supply chains and emergency response capabilities.
- **Municipal and Utility Infrastructure:** Essential services, including city government offices, law enforcement, fire stations, and public works facilities, represent key nodes in the city's emergency management system. A cyberattack or physical assault on water treatment plants, electrical substations, or gas distribution networks could disrupt essential services, hinder emergency response operations, and create cascading infrastructure failures.
- **Public Gatherings and Soft Targets:** Commercial centers, educational institutions, places of worship, and recreational venues in Santa Fe Springs could be vulnerable to mass casualty incidents, active shooter attacks, or explosive threats. Areas such as shopping districts along Washington Boulevard and Florence Avenue, as well as community parks and civic centers, may attract large gatherings, increasing their risk profile for certain attack scenarios.

Relationship to Land Use and Development

The distribution of potential terrorism risks in Santa Fe Springs is closely linked to the city's land use patterns. Industrial expansion, evolving transportation infrastructure, and increasing reliance on digital networks influence the city's overall vulnerability to security threats. Effective mitigation strategies require integrating security considerations into urban planning, infrastructure investments, and emergency response coordination.

Santa Fe Springs' land use planning prioritizes industrial and commercial development, increasing the number of facilities handling volatile or hazardous materials. As industrial zones expand, the potential for accidental or deliberate hazardous material releases grows, necessitating enhanced monitoring, site security, and emergency preparedness measures.

As the city continues to modernize and incorporate smart infrastructure, the risk of cyberterrorism also increases. Digital control systems managing utilities, emergency communications, and traffic networks require stringent cybersecurity protocols to prevent data breaches or service disruptions that could be exploited by hostile actors.

Magnitude and Severity

Federal agencies such as the Department of Homeland Security (DHS), the Federal Bureau of Investigation (FBI), and the Federal Emergency Management Agency (FEMA) provide classification frameworks for evaluating terrorism severity. These include intelligence-driven threat levels, infrastructure impact models, and casualty-based assessments.

Homeland Security Advisory System (HSAS) and National Terrorism Advisory System (NTAS): The Homeland Security Advisory System (HSAS), previously used to categorize terrorism threats with color-coded alerts, was replaced in 2011 by the National Terrorism Advisory System (NTAS). The NTAS provides real-time intelligence updates and issues alerts based on evolving threat conditions:

- **Bulletins** – Issued when general awareness of terrorism-related concerns is warranted, though no specific threat has been identified.
- **Elevated Alerts** – Issued when credible terrorist threats exist against specific locations, infrastructure, or sectors.
- **Imminent Alerts** – Issued when a specific, credible threat poses an immediate and severe risk to public safety.
- Santa Fe Springs continuously monitors NTAS alerts to assess potential threats and adjust security measures accordingly.

FEMA's Integrated Risk Management Framework: FEMA evaluates terrorism risk using an integrated approach that considers likelihood, consequences, and response challenges. The severity of a terrorist attack is measured through:

- **Casualty Rate** – The number of fatalities and injuries directly resulting from the incident.
- **Infrastructure Damage Index** – The estimated cost and extent of damage to buildings, utilities, and transportation systems.
- **Response Resource Demand** – The level of emergency personnel, medical services, and law enforcement required to contain and mitigate the attack.
- **Economic Impact Assessment** – The long-term financial losses due to business closures, infrastructure repairs, and security enhancements.

Severity of Potential Terrorist Attacks

The impact of a terrorist attack in Santa Fe Springs would depend on the target, method of attack, and the effectiveness of emergency response measures. Three potential impact scenarios provide insight into the range of severity:

- **Low-Impact Terrorism: Cyberattacks, Hoax Threats, or Vandalism:** A cyberattack on municipal infrastructure could disrupt utility services, financial transactions, or emergency communication networks but would not cause immediate physical harm. A hoax bomb threat targeting an industrial site or government building could lead to temporary evacuations and operational downtime. Similarly, sabotage of transportation infrastructure, such as tampering with freight rail signals, could cause service delays but not result in mass casualties.
- **Moderate-Impact Terrorism: Active Shooter Incidents, Explosive Devices, or Industrial Sabotage:** A lone-wolf or coordinated active shooter attack in a public area such as a shopping center, transportation hub, or government facility could result in multiple casualties, requiring a large-scale law enforcement response. A small-scale explosive device targeting an industrial facility could trigger hazardous material spills, requiring evacuations and environmental remediation. A cyberattack on critical infrastructure, such as a water treatment plant or power substation, could disable essential services for extended periods, affecting residents and businesses.
- **High-Impact Terrorism: Coordinated Attacks on Infrastructure, Mass Casualty Events, or CBRNE Incidents:** A large-scale chemical or biological attack targeting hazardous material storage sites could lead to mass casualties, environmental contamination, and economic losses due to prolonged cleanup efforts. A coordinated attack on major transportation routes, such as the deliberate derailment of a freight train carrying hazardous materials, could disrupt regional supply chains and emergency response operations. A bombing targeting municipal buildings, utility infrastructure, or emergency service headquarters could result in severe structural damage, operational shutdowns, and long-term recovery challenges.

Historical Occurrences

While Santa Fe Springs has not experienced a large-scale terrorist attack, historical terrorism incidents in Los Angeles County and surrounding regions underscore the need for vigilance and preparedness. Understanding past events provides critical insight into potential risks, response strategies, and emergency preparedness planning for Santa Fe Springs.

- 1993 Palmdale Bombing Plot: In 1993, a domestic extremist group attempted to detonate a bomb on a railway bridge in Palmdale, California, with the intent to disrupt freight transportation routes. While the attack was prevented, it underscored vulnerabilities in rail infrastructure security, a concern relevant to Santa Fe Springs' freight corridors and industrial rail lines. In response, rail operators implemented enhanced surveillance and security protocols to prevent future sabotage attempts.
- 1997 North Hollywood Shootout: On February 28, 1997, two heavily armed assailants engaged in an intense firefight with law enforcement officers in North Hollywood. Although not classified as terrorism,

this incident demonstrated the potential for heavily armed attackers to target public spaces or law enforcement agencies. Following this event, regional police departments, including those serving Santa Fe Springs, reinforced tactical response capabilities and active shooter preparedness training.

- 2001 9/11 Terrorist Attacks and Southern California Security Measures: The September 11, 2001 attacks led to sweeping security reforms nationwide, including heightened counterterrorism efforts in Los Angeles County. Given its industrial operations, transportation corridors, and petroleum storage facilities, Santa Fe Springs was incorporated into regional risk assessments for potential terrorist threats. The city strengthened coordination with the FBI Joint Terrorism Task Force (JTTF) and adopted new security measures for hazardous material storage sites.
- 2005 Los Angeles Bombing Plot: In 2005, federal authorities disrupted a terrorist cell planning coordinated attacks on military installations and community sites in Los Angeles. This event highlighted the ongoing risk posed by homegrown violent extremists and the potential for targeted attacks against infrastructure and public venues. The incident reinforced the need for interagency intelligence-sharing and expanded security monitoring across Southern California, including in municipalities like Santa Fe Springs.
- 2015 San Bernardino Terrorist Attack: On December 2, 2015, two attackers carried out a mass shooting and bombing attempt in San Bernardino, California, killing 14 people and injuring 22 others. The attack demonstrated the risks associated with workplace-based terrorism and the potential for coordinated assaults using firearms and improvised explosive devices (IEDs). In the aftermath, regional law enforcement agencies enhanced active shooter response training and expanded security protocols for high-risk facilities.

Unlike natural disasters, terrorism incidents generally do not trigger FEMA disaster declarations unless they cause widespread infrastructure damage or economic losses. However, federal agencies provide counterterrorism funding and support to enhance local preparedness efforts.

Following the 9/11 attacks, FEMA established the HSGP and UASI to provide funding for terrorism preparedness in high-risk urban areas. While Santa Fe Springs does not qualify as a UASI-designated jurisdiction, it benefits from Los Angeles County's participation in regional counterterrorism initiatives.

Probability and Effects of Future Conditions

Overall probability over next five years: ***Unlikely.***

Terrorism remains a low-probability but high-consequence hazard for Santa Fe Springs due to its industrial infrastructure, hazardous materials storage, transportation networks, and proximity to the Los Angeles metropolitan region. While historical data indicate that large-scale terrorist attacks in the area have been rare, evolving security threats, the rise of homegrown violent extremism, and advancements in cyberterrorism contribute to an increasingly unpredictable risk environment.

The probability of future terrorist incidents in Santa Fe Springs is assessed through intelligence analysis, law enforcement data, and risk modeling methodologies employed by the Department of Homeland Security (DHS), Federal Bureau of Investigation (FBI), and National Counterterrorism Center (NCTC). Key factors influencing terrorism risk include:

Santa Fe Springs is not classified as a high-threat urban area; however, its industrial sector and transportation infrastructure align with known terrorist target categories, necessitating continuous risk monitoring. DHS threat assessments indicate that industrial facilities, hazardous material storage sites, and freight transportation networks are among the top 10 most targeted sectors in terrorist plots nationwide.

The FBI Joint Terrorism Task Force (JTTF) and the Los Angeles County Sheriff's Department report an increasing number of "lone wolf" radicalized individuals attempting low-tech attacks, such as vehicle-ramming incidents or small-scale bombings. Regional predictive models suggest that Southern California's overall risk of a significant terrorist attack is expected to remain stable, but the threat of cyberterrorism and industrial sabotage is projected to rise over the next two decades.

Cyberattacks targeting municipal utilities, emergency response systems, and industrial control networks have become one of the fastest-growing terrorism-related threats nationwide. According to FEMA's cybersecurity risk framework, cyber-physical attacks-where hackers infiltrate industrial control systems-are expected to become a primary terrorism concern by 2035, particularly in cities with hazardous material facilities like Santa Fe Springs.

While the likelihood of a direct cyberterrorism incident remains lower than that of cybercrime-related disruptions, the potential consequences of a cyberattack on public safety infrastructure make it a priority concern for future planning.

The FBI and DHS have identified an increase in "lone actor" terrorism attempts in the U.S., with over 75% of plots in the past five years linked to individuals radicalized online. Intelligence reports suggest that potential targets in suburban and industrial cities are shifting, with critical infrastructure, industrial sites, and soft targets such as shopping centers or public events becoming higher-priority risk areas.

Future Projections for Hazard Severity and Frequency

By 2040, cyberattacks on municipal governments, public safety agencies, and industrial control systems are expected to increase significantly, driven by more sophisticated hacking methods and geopolitical cyber warfare. Water treatment plants, power grids, and emergency response systems are expected to face higher risks from cyber intrusions that could disrupt essential city operations.

Terrorist organizations are increasingly leveraging artificial intelligence (AI) and automation to conduct large-scale cyberattacks, raising concerns about digital security for industrial and municipal infrastructure. Santa Fe Springs must implement long-term cybersecurity strategies to protect its critical infrastructure and ensure

resilience against cyberterrorism threats. Santa Fe Springs' position along major freight corridors and its concentration of industrial facilities make it a potential location for disruption attempts, whether through physical sabotage or cyberattacks targeting logistics networks.

Intelligence forecasts suggest that while large-scale, coordinated terrorist attacks may become less frequent, smaller-scale attacks using unconventional methods (e.g., drones, vehicle ramming, or chemical sabotage) could become more prevalent by 2040. Terrorist organizations are likely to continue exploiting online platforms for radicalization, leading to an increase in decentralized, self-directed attacks.

As climate change and global instability drive migration and economic shifts, new forms of ideological extremism could emerge, influencing future threat patterns. These trends indicate that while the overall probability of a major terrorist attack in Santa Fe Springs remains low, preparedness efforts must focus on emerging threats such as cyberterrorism, industrial sabotage, and small-scale extremist attacks.

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3.3.11 Infectious disease/pandemic

Hazard Description

Infectious diseases and pandemics pose significant risks to public health, economic stability, and societal function. These hazards can spread rapidly, overwhelm healthcare systems, and disrupt essential services. An infectious disease outbreak occurs when a pathogen-such as a virus, bacterium, or fungus-spreads within a community, region, or globally, potentially leading to widespread illness and fatalities.

A pandemic is a large-scale infectious disease outbreak that extends across multiple countries or continents, affecting a significant portion of the global population. Pandemics often arise from novel or highly transmissible pathogens with little to no preexisting immunity, such as influenza viruses, coronaviruses (e.g., SARS-CoV-2), or emerging zoonotic diseases. The World Health Organization (WHO) and the Centers for Disease Control and Prevention (CDC) define pandemics as global epidemics requiring coordinated international response efforts.

The spread and severity of an infectious disease outbreak depend on its mode of transmission, human behavior, and the effectiveness of public health interventions.

Modes of Transmission: Understanding how a disease spreads is critical for developing mitigation strategies:

- **Airborne Transmission** – Pathogens spread through respiratory droplets or aerosolized particles (e.g., COVID-19, tuberculosis, measles).
- **Direct Contact Transmission** – Infection occurs through physical contact with an infected person, contaminated surfaces, or bodily fluids (e.g., Ebola, norovirus, MRSA).
- **Vector-Borne Transmission** – Carriers such as mosquitoes and ticks spread disease (e.g., West Nile virus, Zika virus, Lyme disease).
- **Foodborne and Waterborne Transmission** – Contaminated food or water supplies contribute to outbreaks (e.g., Salmonella, cholera).

The interaction of these transmission pathways with climate change and urban development increases the complexity of predicting and mitigating infectious disease risks.

Characteristics of Pandemic-Capable Diseases: Not all infectious diseases result in pandemics. Pathogens with pandemic potential typically share the following characteristics:

- **High transmissibility** – The ability to spread efficiently from person to person, often before symptoms appear (e.g., influenza, COVID-19).
- **Global impact potential** – The capacity to move beyond a single region and affect multiple countries (e.g., H1N1, SARS).

- **Limited preexisting immunity** – A lack of natural or vaccine-induced immunity within the population, increasing infection susceptibility (e.g., novel coronaviruses, emerging zoonotic diseases).
- **Severe healthcare strain** – A high rate of infections overwhelming hospitals, leading to resource shortages and increased mortality.

Location and Geographic Extent

Infectious diseases and pandemics differ from natural hazards in that they do not adhere to physical geographic boundaries. Instead, their spread is influenced by human mobility, population density, infrastructure resilience, and the effectiveness of containment measures. The geographic extent of an outbreak can range from localized clusters to global pandemics, with transmission pathways dictated by factors such as travel patterns, workplace interactions, and healthcare access.

Santa Fe Springs does not possess unique geographic attributes that inherently increase the likelihood of infectious disease outbreaks. However, as an industrial hub with a high-density workforce, its connectivity to major transportation corridors and reliance on a commuter labor force elevate the potential for disease spread. The city's economic and social integration with the broader Los Angeles County region necessitates a preparedness framework that accounts for emerging infectious disease threats and pandemic response capabilities.

In Santa Fe Springs, several factors influence the likelihood and severity of disease transmission in specific areas:

- **Industrial and Commercial Zones:** Santa Fe Springs' economy is centered around manufacturing, logistics, and industrial operations, which often require employees to work in enclosed spaces for prolonged periods. This increases the risk of airborne disease transmission, particularly for respiratory pathogens such as influenza and COVID-19. Facilities such as warehouses, food processing plants, and transportation hubs further elevate transmission potential due to shared equipment, high worker turnover, and frequent physical interactions. During the COVID-19 pandemic, outbreaks in similar settings nationwide underscored the need for enhanced workplace health and safety protocols, including ventilation improvements and flexible sick leave policies.
- **High-Traffic Transportation Corridors:** Santa Fe Springs' location along major transportation routes, including Interstate 5, Interstate 605, and key arterial roads like Washington Boulevard, facilitates high-volume movement of goods and people. The presence of freight rail lines operated by BNSF and Union Pacific further integrates the city into regional and national supply chains. These transportation networks can accelerate the spread of infectious diseases by facilitating close contact among travelers, workers, and freight operators. Public transit users, particularly those relying on buses and ride-sharing services, are also at heightened exposure risk, especially during peak travel hours.
- **Healthcare Facilities and Long-Term Care Centers:** Santa Fe Springs is home to healthcare facilities, assisted living centers, and skilled nursing homes that serve elderly residents and individuals with chronic

health conditions. These populations face heightened risks from infectious diseases due to weakened immune systems and frequent medical interactions. Historical data from past pandemics, including COVID-19 and influenza outbreaks, demonstrate that long-term care facilities are particularly susceptible to rapid disease spread. Effective infection control measures, such as vaccination programs, personal protective equipment (PPE) distribution, and emergency staffing plans, are essential for mitigating risks in these environments.

- **Schools and Childcare Facilities:** Educational institutions, including schools, daycare centers, and after-school programs, serve as focal points for community interaction and can amplify disease transmission. Children, particularly those in elementary schools, are more susceptible to contracting and spreading infectious diseases such as influenza, measles, and gastrointestinal viruses due to frequent close contact and underdeveloped immune responses. High absenteeism rates during pandemics can disrupt education and burden working families, while school closures-as seen during the COVID-19 pandemic-can have cascading socioeconomic effects.
- **Public Gathering Spaces and Retail Centers:** Santa Fe Springs contains numerous retail establishments, dining venues, fitness centers, and entertainment spaces that serve as community hubs. Crowded environments, especially during peak hours and special events, increase the likelihood of airborne and surface-contact disease transmission. Large-scale public events, religious services, and recreational activities also present potential exposure risks.

Magnitude and Severity

Infectious disease outbreaks and pandemics pose significant risks to public health, the economy, and societal stability. The severity of an outbreak is determined by multiple factors, including the pathogen's transmissibility, morbidity and mortality rates, impact on healthcare systems, and economic disruption. Unlike natural hazards with standardized intensity scales, infectious disease severity is assessed using epidemiological and clinical metrics, such as the basic reproduction number (R_0), case fatality rate (CFR), and excess mortality.

Pandemic classification and response levels are guided by international and national health agencies, including the World Health Organization (WHO), the Centers for Disease Control and Prevention (CDC), and state and local public health departments. The impact of a pandemic also depends on the availability and effectiveness of medical countermeasures, including vaccines, antiviral treatments, and healthcare surge capacity. Pandemic severity is evaluated using epidemiological models, hospital capacity assessments, and economic impact studies. The following frameworks provide a structured approach to measuring and understanding pandemic severity:

- **Basic Reproduction Number (R_0):** The Basic Reproduction Number (R_0) is a fundamental metric indicating the average number of secondary infections caused by a single infected individual in a fully susceptible population. Higher R_0 values correlate with greater transmission potential, necessitating stronger mitigation measures such as vaccination, social distancing, and quarantine protocols.
    - **$R_0 < 1$** – The disease is expected to decline over time.

  - **$R_0 = 1$** – The disease maintains a steady presence without significant outbreaks.
  - **$R_0 > 1$** – The disease spreads exponentially, increasing the risk of a pandemic.
- Past pandemics have exhibited different R_0 values, influencing their severity and response measures:
  - **Seasonal Influenza:** $R_0 \approx 1.3$
  - **COVID-19 (original strain):** $R_0 \approx 2.5$
  - **Measles:** $R_0 \approx 12–18$ (one of the most highly contagious diseases known)
- **Case Fatality Rate (CFR):** CFR measures the proportion of deaths among confirmed cases and is a key indicator of pandemic severity. Higher CFR values indicate greater strain on public health infrastructure and higher mortality risk:
  - **Low-Severity Disease (CFR < 0.1%)** – Includes common seasonal influenza strains.
  - **Moderate-Severity Disease (CFR 0.1% – 5%)** – Includes pandemic influenza (H1N1) and certain COVID-19 strains.
  - **High-Severity Disease (CFR > 10%)** – Includes Ebola (CFR ~50%), SARS (CFR ~11%), and MERS (CFR ~34%).

- **Hospitalization and Healthcare System Strain:** A pandemic's severity is also measured by the burden it places on healthcare systems. High hospitalization rates can overwhelm medical facilities, necessitating emergency expansion measures and surge staffing. Metrics include:
  - **Hospitalization Rate** – Percentage of infected individuals requiring hospital care.
  - **ICU Admission Rate** – Proportion of hospitalized patients requiring intensive medical intervention.
  - **Bed Occupancy Rate** – Percentage of available hospital beds occupied by pandemic patients.
- **Pandemic Severity Assessment Framework (PSAF):** The CDC's Pandemic Severity Assessment Framework (PSAF) categorizes pandemics based on transmissibility and clinical severity:
  - **Category 1 (Mild Pandemic):** CFR < 0.1% (e.g., seasonal flu).
  - **Category 2–3 (Moderate Pandemic):** CFR between 0.1% and 1.0% (e.g., 2009 H1N1 pandemic).
  - **Category 4–5 (Severe Pandemic):** CFR > 1.0% (e.g., 1918 Influenza Pandemic, early COVID-19 waves).

Severity of Potential Infectious Disease Outbreaks

The impact of an infectious disease outbreak in Santa Fe Springs would depend on multiple factors, including public health response capacity, local healthcare infrastructure, and workforce resilience.

Impact on Workforce and Industrial Sector: Santa Fe Springs has a high concentration of industrial and logistics facilities, where in-person labor and shared workspaces increase disease transmission risk. Key considerations include:

- High absenteeism during pandemics leading to supply chain disruptions.
- Increased risk of workplace outbreaks in manufacturing and distribution hubs.
- The need for enhanced workplace safety policies, including PPE, remote work accommodations, and staggered shifts.

Healthcare System and Emergency Response Challenges: The city relies on regional hospitals in Los Angeles County, which may experience capacity strain during high-severity pandemics. Key risks include:

- ICU bed shortages and increased emergency department congestion.
- Supply chain challenges for critical medical equipment, including ventilators and personal protective equipment (PPE).
- Increased call volumes for emergency medical services (EMS), straining first responder resources.

Public Health Infrastructure and Vulnerable Populations: Certain populations within Santa Fe Springs face heightened risks due to age, preexisting health conditions, or economic status. Key vulnerabilities include:

- Older adults and immunocompromised individuals at higher risk of severe disease.
- Long-term care and assisted living facilities requiring stringent infection control measures.
- Low-income and uninsured populations facing barriers to healthcare access, increasing disease spread.

Historical Occurrences

Throughout history, infectious disease outbreaks and pandemics have had profound public health, economic, and societal impacts. While Santa Fe Springs has not been the epicenter of a pandemic, the city has been affected by past regional, national, and global infectious disease events. These outbreaks have shaped public health policies, emergency response planning, and business continuity strategies.

- **1918 Influenza Pandemic (H1N1, "Spanish Flu"):** The 1918 influenza pandemic was one of the deadliest global disease outbreaks, infecting approximately one-third of the world's population and causing an estimated 50 million deaths worldwide. Los Angeles County experienced high infection rates, with over 30,000 reported cases in a single month. Local governments imposed quarantine measures, business closures, and mask mandates, similar to later pandemics. Industrial and oil production workers in Santa Fe Springs likely faced increased transmission risks due to close working conditions and limited medical resources at the time.
- **1957–1958 Influenza Pandemic (H2N2, "Asian Flu"):** This pandemic resulted in an estimated 1–2 million deaths worldwide and caused severe economic disruptions due to workforce absenteeism.

California's healthcare system was heavily burdened, prompting public health authorities to implement vaccination programs. Industrial areas, including Santa Fe Springs, likely experienced workforce shortages, similar to more recent pandemics such as COVID-19.

- **2009 H1N1 Influenza Pandemic ("Swine Flu"):** The H1N1 pandemic caused an estimated 274,000 hospitalizations and 12,500 deaths in the U.S. Los Angeles County reported thousands of confirmed cases, leading to school closures, vaccination campaigns, and emergency health declarations. FEMA provided funding to local governments for pandemic response, including testing, treatment, and public education efforts. Industrial workplaces and schools in Santa Fe Springs likely experienced operational disruptions due to workforce absences and public health restrictions.
- **2014–2016 West Africa Ebola Outbreak:** While the Ebola virus did not spread widely in the U.S., Los Angeles County health officials implemented emergency response protocols due to the risk of imported cases. Local hospitals and emergency services in Southern California conducted Ebola preparedness drills and enhanced biosecurity protocols. Emergency medical and public health personnel in Santa Fe Springs participated in regional coordination efforts to enhance infectious disease containment procedures.
- **2019–2023 COVID-19 Pandemic:** The COVID-19 pandemic was the most significant infectious disease event affecting Santa Fe Springs in modern history. Over 36,000 fatalities occurred in Los Angeles County alone. Business closures, workforce disruptions, and supply chain delays affected the industrial, manufacturing, and logistics sectors. School closures and remote learning transitions impacted students, educators, and working parents. Mass vaccination campaigns were launched across Los Angeles County, including sites near Santa Fe Springs to ensure vaccine accessibility for residents and essential workers.
- **2022–2023 Monkeypox (Mpox) Outbreak:** In 2022, Los Angeles County declared a public health emergency in response to the global monkeypox (Mpox) outbreak. The outbreak was contained through targeted vaccination efforts and public health education campaigns.

FEMA Disaster Declarations Related to Infectious Disease Events

FEMA issues disaster declarations for pandemics when they cause widespread infrastructure strain, economic damage, or require large-scale federal assistance. Santa Fe Springs has benefited from federal emergency support during national and statewide pandemic responses.

- FEMA DR-4482 (COVID-19 Pandemic, March 2020 – Ongoing): Provided funding for emergency medical response, PPE distribution, and economic relief programs in California. Los Angeles County and Santa Fe Springs received funding for vaccination sites, hospital support, and small business assistance. Remains one of the most extensive public health emergency responses in FEMA history.
- FEMA H1N1 Emergency Response Funding (2009–2010): Federal assistance helped provide flu vaccines, public health messaging, and antiviral medication stockpiles for state and local governments. Santa Fe Springs' healthcare providers benefited from county-level allocations of medical resources.

Probability and Effects of Future Conditions

Overall probability over next five years: ***Unlikely.***

Public health agencies, including the Centers for Disease Control and Prevention (CDC), the World Health Organization (WHO), and the Los Angeles County Department of Public Health, use predictive modeling to assess disease transmission patterns and outbreak probabilities. These models integrate a range of factors, including pathogen characteristics, environmental influences, and human movement patterns, to estimate the probability of future pandemics and emerging infectious diseases.

The WHO and CDC have identified that novel infectious diseases are emerging at an increasing rate, with zoonotic viruses-pathogens transmitted from animals to humans-accounting for approximately 75% of new diseases. The probability of another pandemic occurring within the next few decades is considered high, with respiratory viruses, such as influenza and coronaviruses, being the most likely causative agents. Additionally, climate change is altering disease transmission patterns by increasing the spread of vector-borne illnesses like West Nile virus and Zika virus into regions such as Southern California. Santa Fe Springs must incorporate these projections into emergency response planning, considering both airborne diseases and the expansion of vector-borne threats driven by rising temperatures.

Public health models, including the SEIR (Susceptible-Exposed-Infectious-Recovered) model and computational agent-based simulations, provide insights into how infectious diseases spread through different population groups. In urban and industrial communities like Santa Fe Springs, several key factors influence transmission dynamics. Workplace transmission risks are particularly relevant in industrial and manufacturing settings, where employees work in enclosed spaces with shared equipment, increasing the potential for disease spread. The city's proximity to major freeway corridors, rail networks, and intercity commuting routes connects Santa Fe Springs to higher-density urban centers, which could accelerate disease transmission during an outbreak. Population movement patterns, including the congregation of individuals in schools, long-term care facilities, and retail centers, also play a role in determining the likelihood and severity of an outbreak.

The impact of a future pandemic will also depend on the strain placed on the healthcare system and the capacity for medical response. During the COVID-19 pandemic, hospitals in Los Angeles County, which serve Santa Fe Springs, experienced severe strain, with ICU occupancy rates exceeding 90% during peak periods. Future pandemics with high hospitalization rates could similarly overwhelm emergency medical services and necessitate the expansion of surge capacity at regional hospitals.

Although the exact timing of future pandemics cannot be predicted, global epidemiological trends indicate that severe infectious disease outbreaks are likely to occur more frequently due to increased international travel, environmental changes, and microbial evolution. Several key factors shape projections for disease severity and frequency in Santa Fe Springs.

Historical patterns suggest that large-scale pandemics have occurred approximately every 30 to 50 years, but modern factors, such as increased human-animal interactions and climate change, may accelerate this timeline. The CDC and WHO have identified multiple viral families, including coronaviruses, influenza viruses, and paramyxoviruses, with pandemic potential. Los Angeles County's role as a global transportation hub further increases the likelihood of early exposure to emerging diseases, which could affect Santa Fe Springs before containment measures are widely implemented. In response, Santa Fe Springs must maintain an adaptive public health framework that allows for rapid adjustments to emerging disease threats and changing transmission patterns.

Future pandemics could vary widely in severity. Some may cause widespread illness with low mortality rates, similar to the 2009 H1N1 influenza pandemic, while others could result in high fatality rates and healthcare system breakdowns, resembling the early waves of COVID-19 or historical outbreaks such as the 1918 influenza pandemic. WHO and CDC models suggest that a pandemic with a case fatality rate (CFR) between 1% and 3% could lead to significant social and economic disruptions, while a CFR exceeding 5% could trigger global instability. Additional concerns, such as antibiotic resistance and novel pathogen evolution, could further increase the severity of future outbreaks and complicate containment efforts.

Climate change is expected to play a growing role in the emergence and spread of infectious diseases. Rising temperatures and shifting precipitation patterns are expanding the range of vector-borne diseases, such as West Nile virus, dengue fever, and Lyme disease, into new geographic areas. Urban heat islands, including industrial zones in Santa Fe Springs, may create microenvironments conducive to increased mosquito breeding and disease transmission. Additionally, worsening air pollution and wildfire smoke-both of which are becoming more frequent in California-can exacerbate respiratory infections and make populations more vulnerable to airborne diseases.

SECTION 4 – VULNERABILITY ASSESSMENT

Element B: Risk Assessment Requirements
B2. Does the plan include a summary of the jurisdiction's vulnerability and the impacts on the community from the identified hazards? Does this summary also address NFIP insured structures that have been repetitively damaged by floods? (Requirement 44 CFR § 201.6(c)(2)(ii))

4.1 Introduction

Vulnerability assessments are critical tools for identifying the people, infrastructure, and assets most at risk from natural and human-caused hazards. By systematically analyzing how hazards interact with community characteristics such as demographics, land use, critical facilities, and environmental conditions, the assessment helps determine who and what are most vulnerable to disasters.

Overall Changes in Vulnerability (2018-present)

Since the previous LHMP update in 2018, the City of Santa Fe Springs has experienced both improvements and emerging challenges that have influenced community vulnerability to hazards. On balance, overall vulnerability has modestly decreased, primarily due to targeted infrastructure upgrades, enhanced public safety capabilities, and better integration of hazard mitigation into planning and development processes. The City's implementation of flood management improvements, critical facility hardening, and public awareness campaigns has reduced exposure in several hazard-prone areas.

Nonetheless, the community faces increasing risk from climate-exacerbated hazards such as extreme heat, drought, and poor air quality, which disproportionately affect vulnerable populations including older adults, lower-income households, and outdoor workers. Additionally, certain industrial corridors and aging housing stock continue to present localized vulnerabilities that require ongoing attention.

Supporting examples include:

- Infrastructure investments in stormwater systems, seismic retrofitting, and emergency power have strengthened community resilience.
- Greater awareness and integration of climate adaptation strategies into planning documents and the Safety Element.
- Enhanced emergency preparedness and coordination among city departments and private-sector partners.
- Completion or progress on several mitigation actions identified in the 2018 LHMP.
- Persistent vulnerabilities in aging multi-family housing and low-income rental units.

- Climate-driven stressors (e.g., heat, drought, air quality) have intensified, particularly for at-risk populations.

While Santa Fe Springs has made measurable progress in reducing vulnerability since the last planning cycle, continued investment and targeted hazard mitigation and adaptation strategies will be necessary to address the evolving hazard landscape and ensure long-term resilience.

4.2 Hazard-Specific Vulnerability Analysis

4.2.1 Extreme Heat

Overall Vulnerability and Impact

Santa Fe Springs, like much of Los Angeles County, is increasingly vulnerable to extreme heat events due to rising global temperatures, regional warming trends, and urban heat island (UHI) effects. Climate models project that extreme heat events will become more frequent, prolonged, and intense in the coming decades. According to the Cal-Adapt platform and the Fourth California Climate Change Assessment, the Los Angeles Basin could experience an average temperature increase of 4.6°F to 6.7°F by mid-century (2040–2060) under high-emissions scenarios (e.g., RCP 8.5 or SSP5-8.5).

These conditions will bring sharp increases in extreme heat days-defined in Santa Fe Springs as days above 95°F-which historically averaged 2–3 days annually. By 2050, this number is projected to rise to 15–25 days per year, or higher depending on emissions trajectories.

Beyond direct health risks such as heat exhaustion, heat stroke, and heat-related mortality, extreme heat can:

- Deteriorate local air quality
- Increase electricity demand for cooling
- Worsen drought and water scarcity
- Disrupt workforce productivity and public services

Santa Fe Springs' urban landscape intensifies the heat island effect, compounding exposure for both residents and workers. Industrial zones with limited tree canopy coverage and large expanses of impervious surfaces-such as those near Slauson Avenue and the I-5 corridor-exhibit higher localized heat levels.

Population

The entire population of Santa Fe Springs is exposed to extreme heat risks. However, vulnerability varies significantly by age, health status, housing conditions, income, and occupation. Approximately 17% of the city's residents are 65 years or older, and 13.5% live below the federal poverty line (ACS 2022), which increases sensitivity to heat-related illness, energy burden, and access to cooling resources.

Critical Facilities

Critical facilities, including water treatment plants and energy infrastructure, are essential for maintaining public safety and continuity of services during extreme heat events. While extreme heat does not cause direct structural damage to critical infrastructure, it significantly increases the strain on energy and water systems.

Heat waves drive peak electricity demand due to increased use of air conditioning, heightening the risk of power outages. Prolonged power disruptions can impact emergency response capabilities, disrupt medical services, and compromise refrigeration for critical supplies. Additionally, extreme heat can exacerbate mechanical failures in water and wastewater treatment facilities, leading to potential service disruptions. Cooling centers, if not properly equipped, may also struggle to meet demand during prolonged heat events.

Non-Critical Facilities

Extreme heat can have indirect but substantial impacts on non-critical facilities, including schools, commercial buildings, and industrial operations. Higher indoor temperatures without adequate cooling can create unsafe learning and working conditions, particularly in older buildings with outdated HVAC systems.

Manufacturing and logistics operations, which are central to Santa Fe Springs' economy, may experience increased worker absenteeism and reduced efficiency due to heat stress. Additionally, prolonged heat waves can lead to higher operational costs as businesses invest in cooling systems or modify work schedules to protect employees.

Environment

Extreme heat has significant environmental consequences in Santa Fe Springs, including:

- **Urban Heat Island Effect**: Large industrial zones, expansive asphalt surfaces, and limited vegetation contribute to higher localized temperatures, exacerbating heat stress in the community. Localized vegetation loss and low tree canopy coverage-especially in industrial areas-further limit natural cooling effects.
- **Air Quality Deterioration**: High temperatures accelerate the formation of ground-level ozone and other pollutants, increasing the risk of respiratory illnesses, particularly for vulnerable populations.
- **Water Supply Stress**: Increased temperatures drive higher water demand while simultaneously exacerbating drought conditions.

Changes in Development Since Last Approved Plan

Development Trends: Since the last approved plan, Santa Fe Springs has experienced continued industrial and commercial development.

Land Use and Zoning: No significant changes in land use policies have been implemented to mitigate the urban heat island effect.

Population Shifts: While the city's overall population has remained stable, demographic shifts indicate an increasing percentage of elderly residents, a population with heightened vulnerability to extreme heat events.

Impacts on Vulnerable Populations

Low-Income Residents: Households with limited financial resources may struggle to afford air conditioning, leading to prolonged exposure to unsafe indoor temperatures. High energy costs may force difficult trade-offs between cooling and other essential expenses such as food and healthcare.

Elderly Individuals: Older adults are more susceptible to heat stress due to physiological changes that reduce the body's ability to regulate temperature. Many elderly residents live alone or in homes without adequate cooling, increasing their risk during extreme heat events.

People with Disabilities: Individuals with mobility impairments, chronic illnesses, or reliance on electrically powered medical devices face heightened risks if power outages occur during heat waves. Transportation limitations may also hinder access to cooling centers.

Outdoor Workers: Employees in construction, manufacturing, and logistics industries are at elevated risk due to prolonged exposure to high temperatures. Without adequate heat mitigation measures, productivity losses and health risks will continue to rise.

Unhoused Individuals: The unhoused population is among the most vulnerable, lacking shelter, hydration, and access to emergency cooling resources. Heat waves can lead to life-threatening conditions without intervention, requiring targeted outreach and services.

4.2.2 Drought

Overall Vulnerability and Impact

Santa Fe Springs is highly vulnerable to drought due to its reliance on imported water supplies, increasing temperatures, and changing precipitation patterns across California. Drought conditions in the state are projected to become more frequent and severe, with reduced snowpack in the Sierra Nevada and Colorado River Basin leading to diminished water availability. Santa Fe Springs, like much of Los Angeles County, relies heavily on the State Water Project and Colorado River allocations, both of which face long-term reductions due to persistent drought and overallocation.

Drought has widespread implications for public health, economic stability, and infrastructure. Prolonged dry conditions can reduce groundwater recharge, strain water treatment and distribution systems, and increase wildfire risk. Additionally, extreme heat events, which often coincide with drought, exacerbate health risks for vulnerable populations. Water restrictions imposed during drought periods can impact industrial and commercial operations, while prolonged dry conditions contribute to deteriorating air quality and increased dust pollution.

Population

The entire population of Santa Fe Springs is exposed to drought-related risks. Water availability can directly impact hydration, sanitation, and cooling, leading to increased health risks.

Critical Facilities

Drought does not cause direct structural damage to critical facilities but poses operational and economic challenges for water-dependent infrastructure. Water treatment plants and distribution systems may experience increased stress as groundwater and reservoir levels decline. Reduced water pressure and availability can also compromise fire suppression capabilities, increasing wildfire risks in adjacent areas.

Hospitals, emergency response facilities, and cooling centers require a consistent water supply to maintain operations and protect public health. Power plants, particularly those reliant on water for cooling, may experience reduced efficiency or increased operational costs during drought periods. Prolonged drought conditions may also lead to water rationing measures that affect public services and government facilities.

The Santa Fe Springs Fire Department relies on municipal water pressure for hydrant operations; pressure reductions during drought can slow fire suppression response times, particularly in industrial corridors with high fire load potential.

Non-Critical Facilities

Non-critical facilities, including commercial buildings, industrial operations, and residential properties, can experience significant economic and functional impacts during drought conditions. Businesses that rely on substantial water use, such as manufacturing and food processing, may face higher operational costs due to water restrictions and increased utility rates. Landscaping and irrigation-dependent businesses may also experience revenue losses as outdoor water use is curtailed.

Residential areas may experience deteriorating landscape conditions due to water conservation mandates, contributing to urban heat island effects and increased demand for indoor cooling. Schools and recreational facilities may need to modify operations, including limiting outdoor activities or reducing water-intensive maintenance practices.

Environment

Drought significantly impacts the natural environment, reducing water availability for local ecosystems, increasing wildfire risk, and degrading air quality.

- **Water Availability**: Prolonged drought leads to reduced flow in local rivers and streams, affecting aquatic habitats and reducing groundwater recharge. This can result in increased reliance on imported water, which is itself subject to regional shortages.
- **Wildfire Risk**: Dry conditions contribute to the accumulation of flammable vegetation, increasing the likelihood and severity of wildfires in the region. Even though Santa Fe Springs is not directly at risk for wildfires, nearby wildfire events can degrade air quality and disrupt infrastructure.
- **Air Quality**: Reduced precipitation and increased dryness contribute to higher levels of airborne dust and pollutants. This can exacerbate respiratory conditions and increase the frequency of air quality warnings in the region.
- **Urban Tree Canopy**: Extended drought conditions can weaken trees, making them more susceptible to disease and increasing mortality Areas with limited green infrastructure-such as near Telegraph Road and industrial parks-may experience compounded heat and air quality impacts due to both drought-induced canopy loss and increased surface temperatures.

Changes in Development Since Last Approved Plan

Development Trends: Since the last hazard mitigation plan update, Santa Fe Springs has continued to see development, particularly in industrial and commercial sectors.

Land Use and Zoning: There have been no significant land-use changes that would alter the city's vulnerability to drought.

Population Shifts: While the city's overall population has not experienced significant growth, demographic trends indicate an aging population, which may increase the number of residents at heightened risk of dehydration and heat-related illnesses during drought conditions.

Impacts on Vulnerable Populations

Low-Income Residents: These residents are particularly vulnerable to rising water costs associated with drought. Limited financial resources can prevent access to water-efficient appliances and alternative water sources, increasing reliance on costly municipal supplies.

Elderly Individuals: Older adults are more susceptible to dehydration and related health complications during drought conditions. Many elderly residents may also live on fixed incomes, making them more vulnerable to rising utility costs.

People with Disabilities: Individuals with medical conditions requiring consistent water access, such as dialysis patients, may face significant health risks if water availability is disrupted. Those with mobility limitations may also struggle to access emergency water distribution sites.

Outdoor Workers: Employees in construction, logistics, and other outdoor industries are at increased risk of heat-related illnesses due to limited hydration and increased temperatures during drought periods. Without adequate water access, workplace safety concerns rise.

Unhoused Individuals: The unhoused population faces critical risks due to limited access to clean water for drinking, sanitation, and cooling. Extended drought conditions can further reduce the availability of public water sources, making this group one of the most vulnerable.

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4.2.3 Earthquake

Overall Vulnerability and Impact

Santa Fe Springs is highly vulnerable to earthquakes due to its location within the seismically active Los Angeles Basin. The city is near several major fault systems, including the Whittier Fault, Puente Hills Blind-Thrust Fault, and Newport-Inglewood Fault, all of which have the potential to generate significant ground shaking. A major earthquake in or near the city could cause severe structural damage, disrupt utilities, and threaten public safety.

Ground shaking is the primary hazard associated with earthquakes in Santa Fe Springs, but secondary hazards such as soil liquefaction, surface rupture, and utility failures may also pose risks. Liquefaction, which occurs when saturated soils lose strength during seismic activity, is a significant concern in areas with loose, water-saturated sediments. According to the California Geological Survey's Seismic Hazard Zone Maps, several portions of Santa Fe Springs-particularly near the I-5 corridor and river-adjacent lowlands-are within designated liquefaction zones. Infrastructure, particularly older unreinforced masonry buildings and structures built before modern seismic codes, is at greater risk of failure. Tilt-up concrete construction, common in the city's warehouse and industrial buildings, may also be vulnerable to wall-panel separation during strong shaking.

A major earthquake could also result in extensive economic losses due to building damage, business interruptions, and increased emergency response costs. Transportation networks, including major highways and rail corridors that pass through Santa Fe Springs, are particularly vulnerable, and disruptions to these systems could significantly impact regional supply chains and emergency response capabilities. The city's industrial corridor includes freight rail lines that routinely transport hazardous materials; derailments or storage tank failures during seismic events may result in multi-hazard emergencies involving fire, air quality degradation, or chemical contamination.

Population

The entire population of Santa Fe Springs is vulnerable to earthquakes, though certain groups face greater risks. During a major earthquake, injuries and fatalities may occur due to collapsing structures, falling objects, and fires triggered by broken gas lines. Disruptions to public utilities such as water, electricity, and telecommunications can also create cascading risks.

Critical Facilities

Critical facilities in Santa Fe Springs must remain operational following an earthquake to ensure effective disaster response and recovery. Seismic damage to these facilities could significantly hinder emergency services, disrupt medical care, and compromise public safety. The city's emergency operations center (EOC) and public safety buildings are essential for coordinating response efforts. If these facilities sustain structural damage, the ability to dispatch emergency personnel and provide medical care could be severely impaired. Water and wastewater

treatment plants are also at risk, as broken pipes and damaged pumping stations could lead to service interruptions, water contamination, and sanitation issues.

Additionally, transportation corridors such as Interstate 5 and Interstate 605, which are critical for emergency response and supply distribution, could experience overpasses collapsing, roadway failures, or liquefaction-related damage. Rail lines used for freight transportation may also be disrupted, impacting the movement of goods across the region.

Non-Critical Facilities

Non-critical facilities, including schools, commercial buildings, industrial operations, and residential structures, are vulnerable to earthquake-related damage, with the extent of impact depending on factors such as building age, construction materials, and retrofitting status. Older buildings constructed before the adoption of modern seismic codes are at higher risk of collapse or significant structural damage. Retrofitting needs remain particularly acute for pre-1980 multi-family residential units and unreinforced masonry buildings located near downtown commercial areas and older industrial tracts.

Schools and community centers serve as important gathering places and emergency shelters following a disaster. If these structures sustain damage, displaced residents may have fewer safe sheltering options. Commercial and industrial operations, which form the economic backbone of Santa Fe Springs, may also face significant losses due to property damage, supply chain disruptions, and prolonged closures. Businesses that store or use hazardous materials may pose additional risks if an earthquake causes chemical spills, fires, or explosions.

Residential properties, particularly multi-family housing units, may experience structural failures, rendering homes uninhabitable. This could increase the number of displaced residents in need of emergency shelter, further straining local resources.

Environment

Earthquakes can have significant environmental impacts, including ground deformation, slope failures, hazardous material spills, and damage to water bodies. Soil liquefaction and landslides may occur in certain areas, potentially leading to road blockages, utility disruptions, and infrastructure failures. Urban tree canopy and landscaping may suffer damage due to uprooted trees and cracked soil, further contributing to urban heat island effects and declining air quality.

Industrial facilities in Santa Fe Springs store and transport hazardous chemicals, and a strong earthquake could result in spills or leaks, posing risks to air and water quality. Damage to pipelines carrying oil, gas, or chemicals may lead to explosions, fires, or contamination of soil and groundwater.

Changes in Development Since Last Approved Plan

Development Trends: New developments are subject to modern building codes that incorporate seismic safety standards, reducing vulnerability for newly constructed structures. However, older industrial and residential buildings remain at risk.

Land Use and Zoning: There have been no significant changes in land use policies that would substantially alter earthquake vulnerability.

Population Shifts: While overall population numbers have remained stable, changes in demographics-such as an aging population-could increase vulnerability due to challenges in evacuation and disaster recovery.

Impacts on Vulnerable Populations

Low-Income Residents: Households with limited financial resources may struggle to retrofit their homes, secure earthquake insurance, or recover from property damage. Limited access to emergency supplies and transportation may also delay evacuation and recovery efforts.

Elderly Individuals: Older adults may experience difficulty evacuating from damaged buildings or accessing medical care following an earthquake. Preexisting health conditions may worsen due to stress, lack of electricity, or disruptions to healthcare facilities.

People with Disabilities: Individuals with mobility impairments, cognitive disabilities, or medical conditions requiring life-sustaining equipment are particularly vulnerable to power outages, transportation disruptions, and inaccessible evacuation routes.

Unhoused Individuals: The unhoused population is at severe risk during an earthquake, as they often reside in structurally vulnerable areas, lack access to emergency alerts, and may have difficulty reaching shelters or medical services.

Non-English-Speaking Populations: Language barriers may limit access to emergency preparedness information, real-time alerts, and recovery assistance, increasing the likelihood of delayed response and heightened risks.

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4.2.4 High Wind/Storms

Overall Vulnerability and Impact

Santa Fe Springs is vulnerable to high wind events, including Santa Ana winds, winter storms, and occasional strong convective thunderstorms. While hurricanes and tropical storms rarely impact Southern California directly, remnants of Pacific hurricanes and strong low-pressure systems can bring damaging wind gusts, heavy rain, and isolated tornadoes. Santa Ana wind events, which occur primarily in the fall and winter, are particularly hazardous due to their ability to spread wildfires rapidly, topple power lines, and cause structural damage.

Wind speeds in Santa Fe Springs can exceed 50 mph during strong events, posing risks to infrastructure, transportation, and public safety. The city's industrial areas, which include large warehouses and outdoor storage facilities, are particularly susceptible to wind-related damage. Loose debris, unsecured construction materials, and weakly anchored structures can become airborne, increasing the risk of injuries and property damage. Industrial zones along Los Nietos Road, Slauson Avenue, and the I-5 corridor are especially exposed due to large building footprints and open storage yards. Additionally, high winds can exacerbate drought conditions by increasing evapotranspiration, further stressing vegetation and contributing to elevated wildfire risk.

Population

The entire population of Santa Fe Springs is exposed to the hazards associated with high winds and storms.

Critical Facilities

Critical facilities must remain operational during high wind and storm events to ensure public safety. Wind-related damage to electrical grids can disrupt emergency response capabilities, impact communication systems, and compromise water distribution.

Emergency shelters require backup power sources to maintain essential services. Water treatment and wastewater facilities may be vulnerable to power disruptions, equipment damage, and debris accumulation in intake systems. The risk of downed power lines increases the potential for fires, traffic disruptions, and extended service interruptions. Past wind events in Santa Fe Springs have led to localized power outages in residential neighborhoods near Telegraph Road and Lakeview Avenue, as well as near commercial centers along Norwalk Boulevard.

Non-Critical Facilities

Non-critical facilities, such as schools, businesses, and industrial properties, can experience structural damage, broken windows, roof failures, and disruptions to operations during high wind events. Schools may be forced to

close due to safety concerns, particularly if power outages, fallen trees, or transportation disruptions make it unsafe for students and staff to attend.

Industrial and commercial properties, especially those with large outdoor storage areas or lightweight roofing materials, are at risk of wind damage. Loose debris can become airborne, causing additional property damage or injuries. Businesses that rely on just-in-time inventory systems or perishable goods may suffer financial losses if supply chains are disrupted due to transportation delays caused by storm-related damage.

Mobile homes, temporary structures, and older buildings with inadequate structural reinforcements are particularly susceptible to damage. Properties with poorly maintained trees may experience roof and vehicle damage from falling limbs or entire tree failures. The City's Public Works Division has historically responded to tree-fall and limb breakage incidents during Santa Ana wind events, particularly near older residential zones in the northern portion of the city.

Environment

High wind and storm events can have significant environmental consequences, affecting urban vegetation, air quality, and water management systems.

- **Urban Forestry and Vegetation Damage**: Strong winds can uproot trees, break branches, and cause widespread damage to parks and green spaces. Downed trees and debris can obstruct roadways, damage power lines, and create additional hazards for residents.
- **Airborne Dust and Pollutants**: High winds, especially during dry periods, can increase the spread of dust, pollen, and airborne pollutants. This can exacerbate respiratory conditions such as asthma and allergies, particularly in areas with high industrial activity.
- **Stormwater Runoff and Pollution**: Storms that bring heavy rainfall can lead to excessive runoff, washing pollutants from roadways, industrial sites, and residential areas into local water bodies. Clogged storm drains and inadequate drainage systems can result in localized flooding, compounding storm-related damage.
- **Wildfire Risk**: Santa Ana winds are particularly concerning as they significantly increase wildfire risk by rapidly spreading embers and intensifying existing fires. While Santa Fe Springs itself is not heavily forested, wind-driven embers from nearby wildfires could ignite local vegetation or structures.

Changes in Development Since Last Approved Plan

Development Trends: Since the last approved plan, Santa Fe Springs has continued to develop industrial and commercial properties, increasing the number of structures and assets potentially at risk from wind damage.

Land Use and Zoning: There have been no major zoning changes that significantly alter the city's exposure to high winds and storms.

Population Shifts: The overall population of Santa Fe Springs has remained stable, but an increasing percentage of older adults and individuals with health vulnerabilities may increase vulnerability.

Impacts on Vulnerable Populations

Low-Income Residents: Low-income households may have fewer resources to repair wind-related damage, secure temporary housing, or purchase emergency supplies. Power outages may also result in financial strain due to food spoilage and lost work hours.

Elderly Individuals: Older adults may have difficulty evacuating during extreme weather events, particularly if fallen trees or debris block roadways. They may also experience increased health risks due to power outages and prolonged exposure to extreme temperatures.

People with Disabilities: Individuals who rely on power-dependent medical devices, accessible transportation, or in-home care services may face life-threatening challenges if storms cause extended power outages or transportation disruptions.

Unhoused Individuals: The unhoused population faces extreme risks during high wind and storm events, as they often lack access to secure shelter and are exposed to flying debris, falling trees, and hazardous road conditions. Strong winds can destroy makeshift shelters and increase the likelihood of injuries.

Non-English-Speaking Populations: Language barriers may limit access to timely emergency alerts and preparedness resources, increasing the risk of delayed response and lack of awareness about storm risks.

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4.2.5 Fire (Urban and Wildfire)

Overall Vulnerability and Impact

Santa Fe Springs faces fire risks from both urban and wildfire sources. While the city itself is not located within a Cal Fire-designated Very High Fire Hazard Severity Zone (VHFHSZ), wildfires in surrounding regions, particularly in the Puente Hills, San Gabriel Mountains, and other areas of Los Angeles County, can pose indirect threats through smoke, poor air quality, and ember transport during extreme wind events. Climate change is expected to increase fire risks by extending periods of extreme heat and drought, which contribute to drier vegetation and heightened ignition potential. Santa Ana winds can further exacerbate fire conditions by spreading embers rapidly, increasing the likelihood of fire outbreaks in urbanized areas.

Urban fire hazards in Santa Fe Springs are largely associated with the city's industrial and commercial sectors, which include numerous warehouses, manufacturing facilities, and transportation corridors. The presence of hazardous materials, flammable substances, and aging electrical infrastructure increases the risk of industrial fires. The zoning designation M-2 (Heavy Manufacturing) covers large swaths of the city's east-central core, which contain facilities with elevated ignition risk and combustible storage. Additionally, older residential structures, particularly those without updated fire suppression systems, are at greater risk of ignition and fire spread.

Notably, past fire incidents such as the 2020 structure fire on Lakeland Road involving plastic materials and the 2017 warehouse fire near Telegraph Road demonstrate the potential for multi-alarm industrial fires in the city's core industrial belt.

Population

The entire population of Santa Fe Springs is vulnerable to fire-related hazards, though the level of exposure varies by location, housing conditions, and individual circumstances.

Critical Facilities

Critical facilities, including emergency response centers, power substations, and water treatment plants, must remain operational during fire incidents to support public safety and recovery efforts. A fire event that damages or disrupts these facilities could severely hinder emergency response capabilities and essential services. Medical facilities require consistent power and air filtration systems to manage patient care, particularly during wildfire smoke events. Fire damage to power infrastructure can lead to extended blackouts, which may impact communication networks, traffic signals, and emergency response operations.

Water treatment facilities are also critical during fire events, as increased water demand for firefighting can strain supply systems. Damage to pipelines or pumping stations from extreme heat or direct fire exposure could reduce water availability for fire suppression efforts.

Non-Critical Facilities

Non-critical facilities, such as commercial properties, industrial operations, and schools, can sustain significant fire-related damage. Industrial fires pose a unique hazard due to the presence of combustible materials, chemicals, and heavy machinery. A fire in one facility can quickly spread to adjacent properties, particularly in densely built industrial zones.

Commercial businesses may experience economic losses due to fire-related closures, property damage, and supply chain disruptions. Warehouses and distribution centers in Santa Fe Springs play a key role in regional logistics, and any fire-related disruption to these facilities can have cascading effects on economic activity and employment.

Poor indoor air quality in classrooms due to wildfire smoke can lead to school closures, impacting student learning and parental work obligations. According to South Coast AQMD historical advisories, wildfire smoke events in 2020 and 2021 caused several days of elevated PM2.5 readings at nearby monitoring sites, prompting health alerts affecting both schools and eldercare facilities.

Environment

Fire hazards have significant environmental consequences, both in terms of direct fire damage and secondary effects such as air and water pollution.

- **Air Quality Impacts**: Wildfire smoke can contribute to dangerous levels of particulate matter (PM2.5), ozone formation, and toxic air contaminants. Poor air quality can persist for days or weeks, posing long-term health risks for residents.
- **Water Contamination**: Fire events, particularly in industrial areas, can lead to hazardous runoff entering local waterways and seeping into groundwater. Chemical fires may release pollutants that contaminate stormwater systems, affecting regional water quality.
- **Urban Vegetation Loss**: While Santa Fe Springs is not heavily forested, fire events can damage street trees, parks, and landscaped areas, reducing urban cooling benefits and increasing local heat island effects.
- **Wildfire Spread from Nearby Areas**: Although Santa Fe Springs is not directly at risk from wildfires, embers from regional fires could ignite structures, dry vegetation, or exposed fuel sources within the city.

Changes in Development Since Last Approved Plan

Development Trends: Since the last hazard mitigation plan, Santa Fe Springs has continued to see commercial and industrial development, increasing the number of structures potentially at risk from urban fire hazards. New developments are subject to fire-resistant building codes, but older industrial facilities remain vulnerable.

Land Use and Zoning: There have been no significant changes in land use policies that would substantially alter the city's exposure to fire hazards.

Population Shifts: While the overall population of Santa Fe Springs has remained relatively stable, an increase in older adult residents may heighten vulnerabilities related to fire evacuations and smoke-related health impacts.

Impacts on Vulnerable Populations

Low-Income Residents: Households with limited financial resources may struggle to recover from fire-related losses, particularly if they lack insurance coverage. Limited access to air conditioning and air filtration systems can also increase health risks during wildfire smoke events.

Elderly Individuals: Older adults are at greater risk of injury or death during fires due to mobility limitations and slower response times. Many also have preexisting health conditions that can be exacerbated by smoke exposure.

People with Disabilities: Individuals with mobility impairments or sensory disabilities may face challenges in evacuating quickly during a fire. Additionally, those with respiratory conditions may require medical interventions during extended wildfire smoke events.

Outdoor Workers: Employees in construction, logistics, and industrial sectors may be at increased risk of fire-related injuries, smoke inhalation, and exposure to hazardous materials during fire incidents.

Unhoused Individuals: The unhoused population is particularly vulnerable to both urban and wildfire hazards, as they may have limited access to safe shelter, clean air, and emergency medical services during fire events.

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4.2.6 Power Outage

Overall Vulnerability and Impact

Santa Fe Springs is vulnerable to power outages caused by a range of hazards, including extreme heat, high winds, earthquakes, and wildfires. Power outages can be short-term, lasting only a few minutes, or extended, lasting hours or days, depending on the cause and severity of the disruption.

Climate change is increasing the likelihood of power outages as rising temperatures lead to greater electricity demand for cooling, straining the grid during peak periods. Wildfire-related Public Safety Power Shutoffs (PSPS), implemented by Southern California Edison (SCE) to reduce fire risk, have become more frequent, particularly during Santa Ana wind events. Santa Fe Springs is not located within a Tier 2 or Tier 3 PSPS fire threat zone but may be affected by feeder line outages or regional load-shedding events during peak strain. Earthquakes pose an additional risk, as they can damage substations, transmission lines, and distribution networks, leading to widespread and prolonged outages.

The impacts of power outages extend beyond temporary inconvenience. They can disrupt emergency response operations, hinder economic activity, and create significant public health and safety risks. Critical infrastructure, such as hospitals and emergency response centers, typically have backup power systems, but prolonged outages can test the limits of these resources. Residential impacts are particularly severe for vulnerable populations who rely on electrically powered medical devices, air conditioning, and refrigeration for essential medications.

Population

The entire population of Santa Fe Springs is vulnerable to power outages, but the impacts vary based on individual circumstances. Households dependent on air conditioning during extreme heat events face increased risk of heat-related illnesses when power is lost.

Businesses and households without backup generators may face economic and logistical challenges during extended outages. Food spoilage, loss of internet and phone communication, and disruptions to remote work and schooling can create widespread inconvenience and financial burdens. Those who work in temperature-sensitive industries, such as refrigerated food storage and healthcare, face heightened economic risks.

Traffic congestion and road hazards can also increase during power outages, particularly if traffic signals are affected. Power loss at gas stations can prevent refueling, limiting mobility for residents and emergency responders. As reliance on electric vehicles grows, power outages may also impact transportation networks.

Critical Facilities

Power outages pose a significant threat to critical facilities, including fire stations, police departments, emergency operations centers, and water treatment plants. While most of these facilities have backup generators, prolonged outages can deplete fuel supplies, leading to service interruptions. Water and wastewater treatment plants are highly dependent on electricity. Power loss can lead to service interruptions, affecting water pressure, sanitation, and firefighting capabilities. In extreme cases, sewage backups or untreated wastewater discharges can result from prolonged outages.

Emergency communication systems, including 911 dispatch centers and public alert networks, may be disrupted if backup power systems fail. Cellular networks and internet services can also be affected, delaying emergency response and reducing access to real-time hazard information.

In past summer heat events, SCE incident logs noted temporary outages affecting distribution circuits serving Slauson Avenue and the industrial southeast corridor, resulting in equipment cooling failures and partial plant shutdowns.

City facilities designated as emergency cooling centers-such as the Gus Velasco Neighborhood Center-have limited backup power capacity and may not sustain HVAC operations during long-duration outages. This presents a gap in continuity planning for heat-vulnerable populations.

Non-Critical Facilities

Non-critical facilities, including commercial businesses, industrial operations, and schools, can experience significant disruptions during power outages. Many businesses rely on electricity for point-of-sale systems, security measures, refrigeration, and lighting. A prolonged outage can result in financial losses, inventory spoilage, and supply chain disruptions.

Manufacturing facilities in Santa Fe Springs, particularly those operating heavy machinery or processing perishable goods, may be forced to halt production during power failures, leading to economic losses and potential worker layoffs. Large warehouses and logistics centers may experience delays in processing shipments, impacting regional and national supply chains.

Schools, community centers, and government buildings may close during power outages, affecting education and public services. If outages occur during extreme heat events, schools and community centers that serve as cooling shelters may be unable to operate, increasing health risks for residents.

Residential impacts are particularly severe for households without alternative power sources. Loss of refrigeration can lead to food spoilage, while power-dependent home security systems may be rendered inoperable, increasing concerns about property crime.

Environment

While power outages do not directly cause environmental damage, they can contribute to secondary environmental hazards. One of the most significant risks is an increased likelihood of hazardous material spills at industrial facilities and manufacturing plants that rely on automated safety systems. If these systems fail due to power loss, the risk of chemical leaks, fires, or explosions may increase.

Widespread generator use during power outages can also contribute to air pollution. Portable generators, which typically run on gasoline or diesel, emit carbon monoxide and particulate matter, which can negatively impact local air quality. Increased reliance on emergency power sources during outages may temporarily elevate pollution levels, particularly in industrial areas.

Changes in Development Since Last Approved Plan

Development Trends: Since the last approved hazard mitigation plan, Santa Fe Springs has continued to see industrial and commercial growth.

Land Use and Zoning: There have been no significant changes in zoning that would alter the city's vulnerability to power outages.

Population Shifts: While the overall population has remained stable, an increasing percentage of older adults and medically vulnerable individuals may require additional support during extended power outages.

Impacts on Vulnerable Populations

Low-Income Residents: Households with limited financial resources may struggle to afford alternative power sources such as generators or battery backups. Food spoilage during extended outages can be particularly burdensome for families relying on public assistance or food pantries.

Elderly Individuals: Older adults are at heightened risk during power outages, particularly if they rely on electrically powered medical devices. Heat-related illnesses, falls, and isolation may increase if communication and mobility are restricted.

People with Disabilities: Individuals with mobility impairments or chronic health conditions may face serious health risks if power-dependent medical devices become inoperable. Power loss can also affect assistive technologies, limiting independence and access to emergency services.

Unhoused Individuals: The unhoused population relies on public facilities, such as libraries and community centers, for access to electricity. When these facilities close due to power outages, unhoused individuals may

lose access to essential services such as charging stations, refrigeration for medications, and climate-controlled shelter.

Non-English-Speaking Populations: Language barriers may make it more difficult for non-English-speaking residents to receive emergency updates or understand where to access resources such as cooling centers or charging stations.

4.2.7 Cyberattack/IT Disruption

Overall Vulnerability and Impact

Santa Fe Springs, like many urban communities, is increasingly vulnerable to cyberattacks and IT disruptions due to its reliance on digital infrastructure to support government operations, emergency services, public utilities, and business activities. A cyberattack can take many forms, including ransomware, data breaches, distributed denial-of-service (DDoS) attacks, and attacks targeting industrial control systems that manage utilities and transportation networks.

Cyber threats have grown in complexity and frequency, with local governments, financial institutions, healthcare providers, and critical infrastructure operators facing heightened risks. A significant cyberattack could compromise sensitive data, disrupt essential services, and cause economic and reputational harm to the city. Public sector entities, including law enforcement and emergency response agencies, rely on interconnected digital systems, making them susceptible to coordinated attacks that target 911 dispatch systems, public records databases, and real-time traffic management. Power outages, water supply interruptions, and communication failures resulting from a cyberattack could have cascading effects, especially during extreme weather events or other concurrent hazards.

In 2022, nearby jurisdictions in southeast Los Angeles County experienced coordinated phishing and malware incidents that temporarily disrupted police records systems and utility billing platforms. These underscore shared regional vulnerabilities that could also affect Santa Fe Springs.

Population

The entire population of Santa Fe Springs is exposed to cyberattack risks, particularly as residents and businesses rely on digital communication, financial services, and emergency response systems. The impacts of an IT disruption vary based on the severity and duration of the event. A prolonged outage affecting municipal services could prevent residents from accessing critical information, paying bills, or requesting emergency assistance.

Critical Facilities

Cyberattacks targeting critical facilities can have widespread and severe consequences. Emergency response operations, hospitals, water treatment plants, and power infrastructure rely on digital control systems to maintain functionality and security. A cyberattack could disrupt:

- **911 and emergency response systems**, delaying dispatch services for law enforcement, fire departments, and paramedics.

- **Hospital networks**, impacting patient records, emergency room operations, and medical equipment reliant on IT infrastructure.
- **Water and wastewater treatment facilities**, where cyber interference with industrial control systems could lead to contamination, pressure loss, or service failures.
- **Electric grid operations**, where cyberattacks on smart grid technology or substations could result in blackouts or power surges, affecting businesses and residences.

Many municipal systems remain partially unsegmented, and business continuity plans for IT recovery are in early-stage development, exposing essential services to prolonged outages in the event of a targeted attack.

Non-Critical Facilities

Non-critical facilities, including businesses, schools, and community centers, are highly dependent on IT infrastructure for daily operations. A cyberattack disrupting internet access, payment processing, or communication networks could significantly impact economic activity and public services.

Retail businesses and financial institutions could experience financial losses if point-of-sale systems, ATMs, or online banking services are disrupted. Manufacturing and logistics operations in Santa Fe Springs, which depend on automated systems and real-time inventory tracking, may face significant delays and revenue losses in the event of an IT disruption.

Schools rely on digital learning platforms and online administrative systems, meaning a cyberattack could interrupt education, limit access to student records, and compromise data privacy. Government offices that manage public records, business licenses, and utility billing systems could also face operational challenges during an IT disruption.

Environment

Cyberattacks do not directly cause environmental damage, but they can lead to secondary hazards that impact air and water quality, hazardous material containment, and urban sustainability initiatives.

A cyberattack targeting industrial facilities or chemical plants could disable safety monitoring systems, increasing the risk of accidental hazardous material spills or chemical releases. If an attack disrupts water treatment operations, contamination events could occur, posing risks to public health and natural ecosystems.

Changes in Development Since Last Approved Plan

Development Trends: Since the last approved hazard mitigation plan, Santa Fe Springs has seen increased digital integration in municipal operations, transportation systems, and public utilities.

Land Use and Zoning: There have been no significant land use changes directly affecting cyberattack vulnerability.

Population Shifts: While the overall population has remained stable, increased remote work and digital dependency have made residents more vulnerable to cyberattacks targeting personal devices, financial institutions, and online government services.

Impacts on Vulnerable Populations

Low-Income Residents: Cyberattacks targeting financial institutions, municipal services, or identity records can disproportionately affect low-income individuals, who may lack resources to recover from financial fraud, delayed benefit payments, or credit disruptions. Limited access to cybersecurity education may further increase their exposure to phishing scams and online fraud.

Elderly Individuals: Older adults may be more susceptible to identity theft, financial scams, and fraudulent activity resulting from data breaches. A cyberattack disrupting healthcare networks or telehealth services could also limit access to medical care.

People with Disabilities: Individuals with disabilities who rely on assistive technology, telehealth services, or online transportation scheduling may experience severe disruptions if cyberattacks disable digital accessibility tools. Power outages related to cyberattacks could also impact medical equipment reliant on electricity.

Unhoused Individuals: Many unhoused individuals rely on digital services to access social programs, employment resources, and communication tools. Cyberattacks that disrupt government services or nonprofit organizations could create additional barriers for those seeking assistance.

Non-English-Speaking Populations: Language barriers may limit awareness of cybersecurity threats and response strategies. A cyberattack on emergency alert systems or public information platforms could further reduce access to real-time hazard updates for non-English-speaking residents.

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4.2.8 Flooding

Overall Vulnerability and Impact

Santa Fe Springs is vulnerable to flooding from multiple sources, including heavy rainfall events, stormwater runoff, and infrastructure failures. Although the city is not located within a high-risk 100-year floodplain as designated by the Federal Emergency Management Agency (FEMA), localized flooding can occur due to inadequate drainage systems, impermeable surfaces, and extreme weather events.

The region's Mediterranean climate typically results in dry conditions for much of the year, with infrequent but intense storm events occurring during the winter months. The city's urbanized landscape, with significant industrial and commercial development, increases flood risks due to large expanses of impervious surfaces that reduce natural water infiltration. Areas along Lakeland Road, Norwalk Boulevard, and portions of Los Nietos Road are recurring sites of nuisance flooding and storm drain backups. Secondary impacts of flooding include damage to transportation networks, disruptions to utilities, and increased risks of mold, structural instability, and economic losses. Flash flooding can also occur when storm drains are overwhelmed, particularly in low-lying areas, parking lots, and industrial zones.

Population

The entire population of Santa Fe Springs is exposed to potential flooding, though the degree of impact varies by location, housing conditions, and socioeconomic factors. Residents in older neighborhoods with outdated stormwater infrastructure may face higher risks of property damage and displacement. Floodwaters pose direct risks to public safety, including drowning, electrocution, and exposure to contaminated water.

Critical Facilities

Critical facilities, such as emergency response centers and utility infrastructure, must remain operational during flood events to ensure public safety and continuity of essential services. Facilities that rely on electronic systems and underground utility connections are particularly vulnerable to water intrusion, which can cause equipment failure and extended service disruptions. Power substations and energy infrastructure, which provide electricity to critical facilities, may be at risk of short circuits or outages due to flood-related damage.

Non-Critical Facilities

Non-critical facilities, such as schools, businesses, and industrial operations, can experience structural damage, utility failures, and operational disruptions during flood events. Businesses located in flood-prone areas may face financial losses due to property damage, inventory loss, and supply chain disruptions. Industrial facilities in Santa

Fe Springs, which include manufacturing and warehousing operations, are particularly vulnerable to flood-related contamination and hazardous material spills.

Facilities subject to SARA Title III Tier II reporting requirements are concentrated in the city's industrial corridor, posing elevated risk of chemical release during a flood event if containment systems fail.

Environment

Flooding can have significant environmental consequences, including erosion, sedimentation, and water contamination. Industrial zones in Santa Fe Springs contain facilities that store hazardous materials, and flood events can increase the risk of chemical spills or leaks, leading to potential environmental and public health hazards.

The city's limited green infrastructure-such as vegetated swales, bioswales, or detention basins-reduces its ability to absorb stormwater naturally, increasing reliance on aging stormwater conveyance systems that may be undersized for current precipitation patterns.

Changes in Development Since Last Approved Plan

Development Trends: Since the last hazard mitigation plan, continued industrial and commercial development has increased the amount of impervious surfaces in Santa Fe Springs.

Land Use and Zoning: No major zoning changes have significantly altered flood risk.

Population Shifts: While overall population growth has been moderate, an increasing number of older adults and individuals with medical needs may require additional support during flood events.

Impacts on Vulnerable Populations

Low-Income Residents: Households with limited financial resources may struggle to recover from flood-related damages, particularly if they lack flood insurance. Temporary displacement due to flooding can create additional economic hardships, including loss of wages and increased transportation costs.

Elderly Individuals: Older adults may experience challenges in evacuating flood-prone areas, particularly if they have mobility limitations. Flood-related power outages can also impact those reliant on electrically powered medical devices.

People with Disabilities: Individuals with disabilities may face heightened risks during flood events due to evacuation barriers, reliance on accessible transportation, and potential disruption of medical services.

Unhoused Individuals: The unhoused population is at critical risk during flooding, as they often lack access to safe shelter, clean water, and emergency services. Flooding can increase exposure to unsanitary conditions, heightening the risk of disease.

Non-English-Speaking Populations: Language barriers may prevent some residents from receiving timely flood warnings and evacuation instructions, increasing their risk of harm. Targeted outreach and multilingual emergency communications are essential to address these challenges.

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4.2.9 Dam Failure

Overall Vulnerability and Impact

Santa Fe Springs is vulnerable to dam failure inundation primarily from major reservoirs located upstream, including the Whittier Narrows Dam. The failure of this dam, either due to structural damage, overtopping, or seismic activity, could result in catastrophic flooding within the city. According to Cal OES and USACE Inundation Mapping, most of Santa Fe Springs lies within the Whittier Narrows Dam Inundation Zone, with projected flooding depths exceeding 5 feet in certain industrial and residential areas. The U.S. Army Corps of Engineers has identified Whittier Narrows Dam as a "High Urgency Action" structure and is currently implementing risk reduction measures including seepage control and seismic upgrades.

The potential causes of dam failure include extreme storm events, prolonged heavy rainfall, earthquakes, structural weaknesses, and operational errors. Seismic activity is a primary concern in Southern California, as strong ground shaking could compromise dam integrity. Climate change may also play a role in increasing dam failure risks by intensifying storm events and placing additional stress on aging infrastructure.

Population

The population of Santa Fe Springs would be significantly affected in the event of a dam failure, particularly residents in low-lying areas low-lying areas near flood control channels such as Coyote Creek and the San Gabriel River. A sudden release of water could lead to mass evacuations, injuries, and potential fatalities if residents are not given adequate warning or if evacuation routes become impassable.

Critical Facilities

Critical facilities, including hospitals, fire stations, police departments, and emergency response centers, must remain operational during a dam failure event to coordinate evacuation, provide medical care, and maintain public safety.

Non-Critical Facilities

Non-critical facilities, such as schools, businesses, and community centers, may experience severe flooding, leading to structural damage, service interruptions, and economic losses. Schools located within the dam inundation zone would need to implement evacuation procedures to ensure student and staff safety.

Commercial and industrial properties, particularly those with hazardous material storage, could contribute to secondary hazards if chemicals or fuel are released into floodwaters. Santa Fe Springs' manufacturing and warehousing corridor—bounded by Norwalk Boulevard, Imperial Highway, and Slauson Avenue—includes

numerous Tier II facilities and critical logistics infrastructure that may be compromised. Business disruptions here could have regional ripple effects.

Environment

A dam failure could cause severe environmental damage by altering water flow patterns, eroding landscapes, and contaminating waterways. The sudden release of large volumes of water can overwhelm local rivers, streams, and stormwater infrastructure, leading to long-term ecological disruptions.

Changes in Development Since Last Approved Plan

Development Trends: Since the last hazard mitigation plan, industrial and commercial growth has continued in Santa Fe Springs.

Land Use and Zoning: No significant land use changes have been implemented to mitigate dam failure risks.

Population Shifts: While overall population growth has been stable, demographic changes indicate an increasing number of older adults and medically vulnerable individuals who may require additional assistance during evacuation and recovery efforts.

Impacts on Vulnerable Populations

Low-Income Residents: Financial barriers may make it difficult for low-income households to evacuate, find temporary shelter, or repair damaged properties following a dam failure. Many may lack flood insurance or savings to recover from property loss.

Elderly Individuals: Older adults, particularly those with mobility impairments, may require specialized evacuation assistance. Disruptions to healthcare services during flooding events can further exacerbate health risks.

People with Disabilities: Individuals with disabilities may face unique challenges during a dam failure event, including accessibility barriers, reliance on medical equipment that requires electricity, and difficulty reaching emergency shelters.

Unhoused Individuals: The unhoused population is at severe risk during flooding events due to a lack of permanent shelter and limited access to emergency notifications. Flooding of encampments can lead to loss of personal belongings, increased exposure to hazardous conditions, and heightened public health concerns.

Non-English-Speaking Populations: Language barriers may prevent some residents from receiving timely emergency alerts and evacuation instructions. Multilingual communication strategies are essential for ensuring equitable access to life-saving information.

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4.2.10 Terrorism

Overall Vulnerability and Impact

Santa Fe Springs, like other urbanized areas in Southern California, faces potential vulnerabilities to terrorism, including physical attacks, cyberterrorism, and threats to critical infrastructure. While there are no known direct threats to the city, its proximity to major transportation corridors, industrial facilities, and critical energy infrastructure increases its exposure to potential attacks.

Santa Fe Springs is included in the federally designated Los Angeles/Long Beach Urban Area Security Initiative (UASI) region, which receives federal funding and interagency intelligence support for terrorism prevention, detection, and response. According to recent DHS National Terrorism Advisory System (NTAS) bulletins, threats to soft targets—such as fuel storage yards, industrial chemicals, and freight infrastructure—remain credible concerns for regions with critical logistics networks like Santa Fe Springs.

Terrorism in the modern era takes multiple forms, including bombings, mass shootings, cyberattacks, biological or chemical threats, and sabotage of infrastructure. Industrial zones in Santa Fe Springs, which house manufacturing, fuel storage, and chemical processing facilities, could be targeted due to the potential for cascading effects, including hazardous material releases and service disruptions. Additionally, the city's transportation network, including the Interstate 5 and Interstate 605 corridors and regional rail lines, could be targeted to create widespread economic and logistical impacts.

The impacts of a terrorism incident could include casualties, mass evacuations, long-term economic damage, and heightened public fear. Psychological effects, such as increased anxiety and decreased community cohesion, may persist long after an incident occurs.

Population

The entire population of Santa Fe Springs could be affected by a terrorist attack, but the severity of impacts would depend on the location, scale, and nature of the incident. High-density areas, such as schools, shopping centers, public gatherings, and industrial zones, are at greater risk due to higher population concentrations.

Individuals who work in or near potential target sites, such as government buildings, transportation hubs, or industrial facilities, face elevated exposure to risks. Additionally, emergency response personnel, including police officers, firefighters, and paramedics, are at increased risk during both the initial incident and subsequent response efforts.

Psychological impacts, including post-traumatic stress disorder (PTSD), anxiety, and fear, may affect residents, particularly children, older adults, and individuals with preexisting mental health conditions. If a terrorism incident

results in prolonged disruptions to essential services, the broader population may experience economic instability, loss of employment, and increased financial stress.

Critical Facilities

Critical facilities in Santa Fe Springs, including emergency response centers, government offices, energy infrastructure, and water treatment plants, must be prepared for potential terrorist threats. Disruptions to any of these facilities could compromise public safety and emergency response capabilities. Terrorist attacks targeting power grids or water supply systems could create cascading failures affecting hospitals, fire stations, and police departments.

Local facilities designated for emergency coordination—such as the City Hall Emergency Operations Center (EOC) and Fire Department Headquarters—must remain hardened against cyber and physical disruption to maintain continuity of government.

Non-Critical Facilities

Non-critical facilities, including schools, commercial establishments, and industrial operations, could experience severe disruptions in the event of a terrorist attack. Industrial facilities and businesses handling hazardous materials may be targeted due to the potential for large-scale secondary hazards, such as chemical spills, fires, or explosions. Several Tier II hazardous material facilities within the industrial corridor increase the potential for cascading public health and environmental impacts. Manufacturing and logistics centers in Santa Fe Springs, which serve regional and national supply chains, could be affected if terrorist attacks disrupt transportation routes or warehouse operations.

Local businesses and commercial centers could suffer long-term economic consequences following an attack, particularly if consumer confidence declines or businesses face increased security costs. Temporary business closures and reduced workforce availability may further impact the local economy.

Environment

Terrorism can have significant environmental consequences, particularly if attacks involve hazardous materials, explosives, or the disruption of critical infrastructure. The potential environmental impacts of a terrorism incident in Santa Fe Springs include:

- **Hazardous Material Releases**: Industrial zones contain facilities that store and process chemicals, petroleum products, and other hazardous substances. An attack targeting these sites could result in large-scale environmental contamination.
- **Water Supply Contamination**: A cyber or physical attack on water treatment facilities could disrupt the city's drinking water supply, leading to potential health risks and economic consequences.

- **Air Quality Degradation**: Explosions, fires, and chemical releases could contribute to significant air pollution, posing health risks to residents and increasing the burden on emergency response resources.

Changes in Development Since Last Approved Plan

Development Trends: Since the last hazard mitigation plan, Santa Fe Springs has seen continued industrial and commercial growth, which increases potential targets for terrorist activities.

Land Use and Zoning: No major zoning changes have significantly altered the city's exposure to terrorism risks.

Population Shifts: No major impacts from shifts in population.

Impacts on Vulnerable Populations

Low-Income Residents: Financial hardship may limit access to emergency preparedness resources, insurance coverage, and post-incident recovery assistance. Economic downturns resulting from terrorism-related disruptions may disproportionately affect low-income workers.

Elderly Individuals: Older adults may face mobility challenges during evacuations and may experience heightened stress or health complications following an attack. Social isolation may exacerbate mental health effects after a terrorist incident.

People with Disabilities: Individuals with disabilities may require additional support during emergency evacuations and response efforts. Power disruptions or damage to communication networks could limit access to assistive technology and emergency information.

Unhoused Individuals: Unhoused individuals may be at greater risk during an attack due to a lack of access to secure shelter, emergency notifications, and healthcare services. Post-incident displacement could further strain local resources.

Non-English-Speaking Populations: Language barriers may delay access to emergency alerts, evacuation instructions, and recovery assistance. Targeted outreach and multilingual communication strategies are essential to ensuring all residents receive timely information.

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4.2.11 Infectious Disease/Pandemic

Overall Vulnerability and Impact

Santa Fe Springs, like the rest of Los Angeles County, is vulnerable to infectious disease outbreaks and pandemics, which can have widespread impacts on public health, the economy, and essential services. The COVID-19 pandemic highlighted the risks associated with global disease transmission, particularly in densely populated urban areas and communities with high levels of industrial and commercial activity. The city is located within LA County Public Health's Service Planning Area 7 (SPA 7), which experienced elevated COVID-19 case rates and vaccination disparities—particularly among Latino and low-income essential worker populations.

Infectious diseases can spread through various transmission pathways, including airborne transmission (influenza, COVID-19), vector-borne transmission (West Nile virus, Zika), waterborne contamination (E. coli, norovirus), and direct contact transmission (tuberculosis, hepatitis). The risks associated with infectious disease outbreaks are heightened in locations with high levels of social interaction, such as workplaces, schools, healthcare facilities, and public transportation.

The impacts of an infectious disease outbreak can extend beyond immediate health concerns, affecting economic stability, workforce availability, and public safety. During a pandemic, businesses may experience supply chain disruptions, healthcare systems may become overwhelmed, and public health measures such as quarantines, travel restrictions, and school closures may be necessary. Long-term health consequences, including post-viral complications and increased demand for medical services, can place additional strain on local healthcare infrastructure.

Population

The entire population of Santa Fe Springs is vulnerable to infectious disease outbreaks, though the level of risk varies based on age, health conditions, socioeconomic status, and access to healthcare. Certain populations face heightened risks, including older adults, individuals with preexisting medical conditions, unhoused individuals, and those without access to adequate healthcare. Residents working in logistics, food distribution, and manufacturing—core sectors in Santa Fe Springs—faced disproportionate infection rates during the COVID-19 pandemic due to limited workplace distancing and high in-person interaction.

High-density housing and workplaces, including the city's industrial and logistics sectors, can facilitate disease transmission due to close-quarters working conditions and shared facilities. Workers in manufacturing, retail, and food service industries are particularly vulnerable due to frequent in-person interactions. Schools and childcare centers also present high transmission risks due to close-contact environments and the difficulty of enforcing social distancing measures.

A pandemic can have psychological and emotional impacts on residents, increasing stress, anxiety, and social isolation. Mental health effects may persist long after the initial outbreak, requiring expanded behavioral health services and community support programs.

Critical Facilities

Hospitals, urgent care centers, and emergency response facilities are among the most critical infrastructure during an infectious disease outbreak. These facilities must maintain adequate staffing, medical supplies, and capacity to respond to surges in patient demand. If hospitals and clinics become overwhelmed, the ability to treat both infected individuals and patients with other medical conditions may be compromised.

First responders, including fire, police, and paramedic services, must continue operations during a pandemic while minimizing exposure to infectious diseases. If emergency personnel become infected or are required to quarantine, response times may be affected.

Water and wastewater treatment plants, power facilities, and communication networks must remain operational to ensure uninterrupted service. Workforce shortages caused by illness or quarantine measures may challenge the ability of these facilities to maintain essential services.

Non-Critical Facilities

Non-critical facilities, including businesses, educational institutions, and recreational centers, can experience significant disruptions during an infectious disease outbreak. Schools may be required to close or transition to remote learning, creating challenges for students, parents, and educators. Businesses, particularly those in the retail, hospitality, and entertainment industries, may experience revenue losses due to reduced customer demand and workforce shortages.

Industrial and logistics operations, which are vital to Santa Fe Springs' economy, may face supply chain disruptions, labor shortages, and temporary closures. Facilities that rely on in-person labor, such as warehouses and manufacturing plants, are at greater risk of workplace outbreaks, leading to productivity declines and financial instability.

Limited availability of community-based health clinics and mobile testing/vaccination units in industrial corridors was identified as a barrier to equitable access during COVID-19 response in Southeast LA County.

Environment

Infectious disease outbreaks can have both direct and indirect environmental impacts. The increased use of medical supplies, including personal protective equipment (PPE), can contribute to waste management

challenges. Disposal of contaminated materials, such as masks, gloves, and testing kits, must be carefully managed to prevent environmental contamination.

During pandemics, public health measures such as sanitation efforts, disinfection procedures, and air filtration improvements may be implemented to reduce disease spread. While these measures help protect public health, they may also lead to increased energy consumption and chemical runoff from disinfectants entering local waterways.

Changes in Development Since Last Approved Plan

Development Trends: Since the last hazard mitigation plan, there has been a heightened awareness of the need for pandemic preparedness in urban planning and infrastructure development.

Land Use and Zoning: No major land use changes have directly influenced infectious disease vulnerability.

Population Shifts: While Santa Fe Springs' overall population has remained stable, demographic trends indicate an increasing number of older adults who may require specialized healthcare services during disease outbreaks.

Impacts on Vulnerable Populations

Low-Income Residents: Low-income individuals may face barriers to accessing healthcare, testing, and vaccinations during an infectious disease outbreak. They are also more likely to work in industries that require in-person labor, increasing their exposure risks. Financial hardships due to job losses or medical expenses can further exacerbate economic instability.

Elderly Individuals: Older adults are particularly vulnerable to severe illness and complications from infectious diseases. Long-term care facilities and assisted living communities may experience outbreaks with high mortality rates if proper infection control measures are not maintained. Limited mobility may also prevent older residents from accessing medical care and essential supplies.

People with Disabilities: Individuals with disabilities may face heightened risks during pandemics due to reliance on caregivers, medical equipment, and specialized healthcare services. Transportation limitations, disrupted medical supply chains, and difficulties in accessing public health information can further increase their vulnerability.

Unhoused Individuals: Unhoused populations are at extreme risk during infectious disease outbreaks due to lack of access to sanitation, healthcare, and stable shelter. Congregate living settings, such as homeless shelters, may facilitate disease transmission, requiring enhanced infection control measures. Outreach programs and emergency housing initiatives play a critical role in protecting this population during pandemics.

Non-English-Speaking Populations: Language barriers may prevent some residents from receiving timely public health information, accessing healthcare services, and understanding emergency directives. Culturally competent outreach efforts and multilingual public health campaigns are essential to ensuring equitable access to disease prevention and treatment resources.

4.3 Critical Infrastructure & Key Resources

Lifelines



Figure 20 – FEMA Lifelines

FEMA's Lifelines are a framework for identifying and prioritizing critical infrastructure and services that are essential to the functioning of communities during and after a disaster. The Lifelines framework was developed by the Federal Emergency Management Agency (FEMA) to help emergency managers and first responders prioritize their response efforts and allocate resources during a disaster.

The concept of Lifelines emerged from the realization that disasters can have wide-ranging impacts on a community's infrastructure and services, and that disruptions to these critical systems can significantly hinder response and recovery efforts. The Lifelines framework was developed to identify these critical systems and services and prioritize them based on their importance to overall community functioning and resilience.

There are eight FEMA Lifelines, each of which represents a critical area of infrastructure or service. Critical facilities are categorized under the following lifelines:

- **Safety and Security:** This includes law enforcement/security, search and rescue, fire services, government service, and responder safety.
- **Food, Water, and Shelter:** This encompasses evacuations, schools, food/potable water, shelter, durable goods, water infrastructure, and agriculture.
- **Health and Medical:** This lifeline involves medical care (hospitals), patient movement, public health, fatality management, health care, and supply chain.
- **Energy:** Power (grid), temporary power, and fuel.
- **Communications:** This includes infrastructure, alerts, warnings, messages, 911 and dispatch, responder communications, and financial services.
- **Transportation:** This encompasses highway/roadway, mass transit, railway, aviation, and pipeline.
- **Hazardous Materials:** This includes facilities, hazardous debris, pollutants, and contaminants.
- **Water Systems:** This includes potable water infrastructure and wastewater management.

The Lifelines framework is designed to help emergency managers and first responders prioritize their response efforts and allocate resources based on the criticality of each Lifeline. By prioritizing the most critical Lifelines,

emergency responders can work to restore essential services and infrastructure more quickly, which can help to speed up the overall recovery process and reduce the impact of the disaster on the community.

Inventory of Critical Facilities

Critical facilities are essential to the response, recovery, and overall resilience of the City of Santa Fe Springs. These facilities include emergency response centers, public infrastructure, transportation hubs, utilities, and community service buildings that support essential operations. Identifying and assessing these facilities' vulnerabilities is a key component of hazard mitigation planning to ensure continued functionality before, during, and after disaster events.

The following table lists all critical facilities within Santa Fe Springs, along with their addresses and functions.

Facility Name	Address	Function	FEMA Lifeline
Emergency Operations Center (EOC)	11736 Telegraph Rd	Coordination hub for emergency response efforts	Safety and Security
Fire Station #1 (Headquarters)	11300 Greenstone Ave	Fire suppression and emergency medical services	Safety and Security
Fire Station #2	8634 Dice Rd	Fire suppression and emergency medical services	Safety and Security
Fire Station #3	15517 Carmenita Rd	Fire suppression and emergency medical services	Safety and Security
Fire Station #4	11736 Telegraph Rd	Fire suppression and emergency medical services	Safety and Security
Police Services Center	11576 Telegraph Rd	Law enforcement and public safety operations	Safety and Security
Public Works City Yard	12636 Emmens Way	Public infrastructure maintenance and emergency response support	Transportation
California Highway Patrol (CHP)	10051 Orr & Day Rd	State law enforcement and traffic safety services	Safety and Security
Santa Fe Springs Municipal Water System	12636 Emmens Way	Potable water supply and infrastructure maintenance	Water
Family Center	10349 Heritage Park Dr	Community resource and support services	Food, Water, Shelter
City Hall	11710 Telegraph Rd	Government administration and emergency coordination	Safety and Security
Activity Center	11155 Charlesworth Rd	Community gathering and emergency shelter facility	Food, Water, Shelter
Neighborhood Center	9255 Pioneer Blvd	Public services and emergency resource distribution	Food, Water, Shelter

Facility Name	Address	Function	FEMA Lifeline
Betty Wilson Center	11641 Florence Ave	Community programs and emergency relief support	Food, Water, Shelter
Town Center Hall	11740 Telegraph Rd	Public services and meeting space for emergency coordination	Safety and Security
Edison Substations (3 locations)	9901 Geary Ave	Electrical power distribution and grid stability	Energy
Telephone Switching Stations (2 locations)	12905 E Los Nietos Rd	Telecommunications and emergency communication infrastructure	Communications
Carmela Children Center	13300 Lakeland Rd	Early childhood education and emergency shelter capability	Food, Water, Shelter
Hancock Preschool	11449 Florence Ave	Childcare services and emergency shelter facility	Food, Water, Shelter
Jersey Elementary	9400 Jersey Ave	Education services and emergency shelter capability	Food, Water, Shelter
Lake Center Middle School	10503 Pioneer Blvd	Education services and emergency shelter capability	Food, Water, Shelter
Lakeview School	11500 Joslin Ave	Education services and emergency shelter capability	Food, Water, Shelter
Los Nietos Child Development Center	11115 Charlesworth Rd	Early childhood education and emergency shelter capability	Food, Water, Shelter
Los Nietos Middle School	11425 E Rivera Rd	Education services and emergency shelter capability	Food, Water, Shelter
Rancho Santa Gertrudes School	11233 Charlesworth Rd	Education services and emergency shelter capability	Food, Water, Shelter
Santa Fe High School	10400 Orr & Day Rd	Education services and emergency shelter capability	Food, Water, Shelter
Santa Fe Springs Christian School	11457 Florence Ave	Private education services and emergency shelter capability	Food, Water, Shelter
South Whittier Middle School	13243 E Los Nietos Rd	Education services and emergency shelter capability	Food, Water, Shelter
St. Paul High School	9635 Greenleaf Ave	Private education services and emergency shelter capability	Food, Water, Shelter
St. Pius X School	10855 Pioneer Blvd	Private education services and emergency shelter capability	Food, Water, Shelter
Santa Fe Kid Company	11304 Washington Blvd	Childcare services and emergency shelter facility	Food, Water, Shelter
Lake Center Athletic Park	11641 Florence Ave	Recreational space and emergency gathering area	Food, Water, Shelter
Santa Fe Springs Park	10068 Cedardale Dr	Public park and emergency gathering area	Food, Water, Shelter
Lakeview Recreation Center	10225 Jersey Ave	Recreational facility and emergency gathering area	Food, Water, Shelter

Facility Name	Address	Function	FEMA Lifeline
Little Lake Park	10900 Pioneer Blvd	Public park and emergency gathering area	Food, Water, Shelter
Ability First Apartments	13331 Lakeland Rd	Housing for individuals with disabilities	Food, Water, Shelter
Little Lake Villages Apartments	10850-52 Fulton Wells	Affordable housing and emergency shelter facility	Food, Water, Shelter
The Whole Child – Safe Families Housing		Interim housing and supportive services for families in crisis	Food, Water, Shelter

Transportation and Supply Chain Vulnerabilities

Santa Fe Springs plays a critical role in Southern California's overall transportation and supply chain network. Its location at the intersection of major highways and rail corridors makes it a key logistics hub, facilitating the movement of goods across the region. However, this infrastructure also presents vulnerabilities, particularly in the event of natural disasters, cyberattacks, hazardous material spills, and extreme weather events. Major freeways, freight rail lines, and intermodal facilities are susceptible to disruptions, which could have cascading economic and public safety impacts. Supply chain vulnerabilities are particularly significant due to the concentration of industrial and warehouse facilities in the city, which depend on just-in-time delivery systems.

Disruptions to the transportation network could lead to economic losses for businesses, delays in emergency response, and increased traffic congestion in surrounding areas. Furthermore, given the reliance on digitally controlled logistics systems, cyber threats targeting supply chains could exacerbate vulnerabilities. Santa Fe Springs' resilience to transportation-related disruptions is contingent on maintaining and improving its infrastructure, implementing redundancy measures, and enhancing emergency preparedness efforts.

The table below provides a comprehensive list of transportation and supply chain facilities. Each facility is categorized by its function and FEMA lifeline designation.

Facility Name	Address	Function	FEMA Lifeline
Interstate 5 (Santa Ana Freeway)	Runs through Santa Fe Springs	Major freeway for freight and passenger transport	Transportation
Interstate 605 (San Gabriel River Freeway)	Runs through Santa Fe Springs	North-south freeway critical for logistics and regional mobility	Transportation
Telegraph Road	Major east-west arterial	Key roadway for local and regional traffic	Transportation
Washington Boulevard	Major east-west arterial	Supports industrial and commercial traffic	Transportation
Norwalk Boulevard	Major north-south corridor	Connects industrial and residential areas	Transportation

Facility Name	Address	Function	FEMA Lifeline
Union Pacific Railroad – Los Angeles Subdivision	Freight rail corridor	Major freight line transporting goods across the region	Transportation
BNSF Railway – San Bernardino Subdivision	Freight rail corridor	Connects regional warehouses to national supply chains	Transportation
Santa Fe Springs Metrolink Station	12701 Imperial Hwy	Commuter rail station serving workers and residents	Transportation
Golden Springs Business Park	13021 Leffingwell Rd	Logistics hub for goods distribution	Transportation & Supply Chain
Santa Fe Springs Business Park	10000 Pioneer Blvd	Industrial and logistics center	Transportation & Supply Chain
Los Nietos Industrial Area	West of I-605	Manufacturing and distribution center	Transportation & Supply Chain
Freight Terminals & Warehousing Facilities	Various locations	Includes FedEx, UPS, Amazon fulfillment centers	Transportation & Supply Chain
Southern California Edison Substations	Multiple locations	Power distribution for industrial and logistics operations	Energy
Norwalk Transit Center	12650 Imperial Hwy	Bus transit hub for regional connections	Transportation

Potential Transportation Disruptions and Vulnerabilities

Several hazards pose a risk to Santa Fe Springs' transportation and supply chain networks, including:

- **Seismic Activity**: Earthquakes could damage freeway overpasses, bridges, and rail infrastructure, leading to prolonged disruptions.
- **Flooding**: Extreme weather events and stormwater runoff can impact roadways and rail lines, creating traffic bottlenecks.
- **High Winds and Wildfire Smoke**: Strong winds and wildfire smoke could disrupt freight and passenger rail services, as well as affect air quality for logistics workers.
- **Hazardous Materials Incidents**: The city's industrial base includes facilities handling hazardous materials, making transportation corridors vulnerable to spills and accidents.
- **Cybersecurity Threats**: Digital logistics systems are increasingly targeted by cyberattacks, potentially disrupting freight movement and causing supply chain delays.

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SECTION 5 – CAPABILITY ASSESSMENT

Element C: Mitigation Strategy Requirements
C1. Does the plan document each jurisdiction's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement 44 CFR § 201.6(c)(3))
C2. Does the plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement 44 CFR § 201.6(c)(3)(ii))

5.1 Planning & Regulatory Capabilities

Existing Local Plans, Policies, and Regulatory Framework

Santa Fe Springs has a well-established set of plans, policies, and regulations that contribute to hazard mitigation and resilience. These include the General Plan and various zoning and regulatory codes. The following table provides an overview of key local plans that address hazard mitigation, land use planning, and community resilience.

Plan/Document	Purpose and Relevance to Hazard Mitigation	Latest Update
Santa Fe Springs General Plan	Guides long-term development and integrates resilience strategies into land use, housing, circulation, and environmental planning. Includes the Safety Element, Land Use Element, and Conservation and Open Space Element, all of which contain hazard mitigation policies.	2024
General Plan Safety Element	Outlines policies for reducing risk from natural and human-caused hazards, including earthquakes, wildfires, extreme heat, air quality, and hazardous materials. Aligns with the California State Hazard Mitigation Plan (SHMP).	2024
General Plan Land Use Element	Regulates land use designations to ensure development is compatible with hazard-prone areas, emphasizing industrial, commercial, and residential balance.	2024

Plan/Document	Purpose and Relevance to Hazard Mitigation	Latest Update
General Plan Conservation and Open Space Element	Addresses environmental resource conservation, air quality, and energy efficiency, supporting climate adaptation and hazard mitigation goals.	2024
General Plan Circulation Element	Plans for transportation infrastructure resilience, including evacuation routes, transit accessibility, and multi-modal transportation planning.	2024
General Plan Housing Element	Ensures adequate housing supply while incorporating policies for climate resilience, flood risk reduction, and emergency preparedness in housing developments.	2024
Environmental Justice Element	Identifies disadvantaged communities most impacted by hazards and outlines equity-focused strategies to enhance resilience.	2024
Santa Fe Springs Local Hazard Mitigation Plan (LHMP)	Identifies hazard risks, vulnerabilities, and mitigation strategies, ensuring compliance with FEMA's Disaster Mitigation Act of 2000.	2018 (Update in Progress)
Los Angeles County All-Hazards Mitigation Plan	Regional hazard mitigation plan that incorporates Santa Fe Springs' vulnerabilities and strategies for multi-jurisdictional coordination.	2020
California State Hazard Mitigation Plan (SHMP)	Provides statewide hazard mitigation goals and serves as a guiding document for local hazard mitigation planning.	2023
Zoning Code & Development Regulations	Establishes building and land use regulations that integrate hazard mitigation measures such as floodplain management, seismic safety, and fire protection standards.	Ongoing
SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)	Outlines transportation and sustainability initiatives that impact Santa Fe Springs, including greenhouse gas reduction, transit planning, and emergency evacuation routes.	2024
Santa Fe Springs Emergency Operations Plan (EOP)	Guides emergency preparedness, response, and recovery efforts, including hazard-specific protocols for earthquakes, floods, and hazardous materials incidents.	Ongoing
Santa Fe Springs Floodplain Management Program	Ensures compliance with the National Flood Insurance Program (NFIP) and regulates development in flood-prone areas.	Ongoing
Stormwater Management & Urban Runoff Plan	Implements best management practices (BMPs) to reduce flood risks and improve water quality.	Ongoing

Plan/Document	Purpose and Relevance to Hazard Mitigation	Latest Update
Santa Fe Springs Capital Improvement Program (CIP)	Prioritizes infrastructure investments to enhance resilience, including seismic retrofits, drainage improvements, and transportation resilience projects.	Annual Update

Santa Fe Springs General Plan and Key Elements

The Santa Fe Springs General Plan (2024) serves as the city's long-term framework for growth and land use. The Safety Element aligns with FEMA guidance and California's State Hazard Mitigation Plan (2023), incorporating updated hazard vulnerability assessments and policies for extreme heat, earthquakes, flooding, air quality degradation, and hazardous materials exposure. It integrates projected climate impacts and builds on goals outlined in the 2018 LHMP.

The Land Use Element supports disaster risk reduction by limiting development in vulnerable areas and maintaining industrial–residential compatibility. The Conservation and Open Space Element addresses environmental resilience through air quality protections, stormwater management, and green infrastructure. The Circulation Element includes strategies for evacuation route planning and critical mobility infrastructure. The Housing Element includes siting criteria, hazard risk avoidance policies, and resilience requirements for affordable and vulnerable housing. The Environmental Justice Element, adopted in 2024, enhances resilience planning for disadvantaged communities disproportionately exposed to heat, poor air quality, and flood risk.

Local Hazard Mitigation Planning

Prior to the current update, Santa Fe Springs adopted its most recent Local Hazard Mitigation Plan (LHMP) in 2018. The LHMP supports FEMA compliance under the Disaster Mitigation Act of 2000, ensures local eligibility for mitigation funding, and complements the Los Angeles County All-Hazards Mitigation Plan (2020) for coordinated regional response.

Zoning Code and Development Regulations

The City's zoning code regulates land use and development to reduce exposure to hazards. Key hazard mitigation measures include:

- Seismic safety standards for buildings in compliance with California seismic codes.
- Floodplain management regulations to control development in flood-prone areas, ensuring compliance with the National Flood Insurance Program (NFIP).
- Fire-resistant building codes and defensible space requirements for structures near wildfire-prone areas.

- Industrial hazard zoning to regulate the storage and handling of hazardous materials in compliance with California Environmental Protection Agency (CalEPA) guidelines.

Climate and Sustainability Planning

Santa Fe Springs is a participant in the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (2024), which supports hazard mitigation and GHG reduction via transportation planning, VMT reduction strategies, and regional climate coordination. SCAG's RTP/SCS includes objectives for climate resilience and equity that are consistent with Santa Fe Springs' General Plan and capital planning framework.

Emergency Operations and Floodplain Management

The City's Emergency Operations Plan (EOP) is currently under revision and expected to be adopted in 2025. The EOP will define hazard-specific protocols for earthquakes, extreme heat, hazardous materials, and flood response. The City's Floodplain Management Program supports FEMA compliance by regulating at-risk development, coordinating stormwater upgrades, and monitoring drainage performance.

Capital Improvement Program (CIP)

Santa Fe Springs' CIP is reviewed annually and aligns with the LHMP and Safety Element goals. It prioritizes:

- Seismic retrofits for critical facilities
- Drainage improvements in flood-prone corridors
- Emergency access upgrades and road hardening projects
- Infrastructure investments that reduce long-term hazard exposure

Zoning & Land Use Policies

The City's zoning and land use policies ensure compatible land use, disaster risk reduction, environmental sustainability, and community resilience. These regulations help mitigate earthquake risks, flooding, hazardous materials exposure, wildfire threats, and extreme heat impacts. The following table outlines Santa Fe Springs' zoning and land use policies, including applicable code numbers where available.

Policy/Code Name	Code Number (if applicable)	Purpose & Relevance to Hazard Mitigation
Zoning Code & Land Use Regulations	SFSMC Title 15	Establishes zoning districts, land use regulations, and hazard mitigation measures such as seismic safety, floodplain management, and hazardous materials zoning.
Floodplain Management Ordinance	SFSMC §18.75	Regulates development in FEMA-designated flood zones, enforces NFIP requirements, and mandates elevation and drainage requirements.
Seismic Safety & Building Code Regulations	SFSMC §18.20	Requires adherence to the California Building Code (CBC) seismic provisions and mandates retrofitting of vulnerable structures.
Hazardous Materials Overlay Zone	SFSMC §18.60	Designates industrial zones for hazardous materials storage, requiring risk mitigation plans and adherence to CalEPA regulations.
Industrial & Manufacturing Land Use Standards	SFSMC §155.021–155.037 (Zoning District Regulations)	Regulates industrial development to prevent environmental hazards, air pollution, and hazardous material risks.
Residential Zoning & Hazard Mitigation Requirements	SFSMC §155.001 et seq.	Limits residential density in designated zones; supports land use compatibility and environmental safety.
Redevelopment & Special Study Areas Policies	SFSMC §18.90	Guides land use changes in redevelopment areas to reduce hazard exposure and improve infrastructure resilience.
Stormwater Management & Low-Impact Development (LID) Ordinance	SFSMC §18.85	Reduces flood risks and improves water quality through permeable surfaces, green infrastructure, and retention basins.
Capital Improvement Program (CIP) & Infrastructure Resilience Standards	N/A (Policy-based, not codified)	Prioritizes investments in seismic retrofits, drainage improvements, and emergency access routes. Referenced in planning documents but not codified in SFSMC.

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5.2 Floodplain Management & Compliance

The city enforces zoning, development regulations, and flood mitigation programs to ensure responsible land use in flood-prone areas and protect life and property from flood hazards. Santa Fe Springs actively participates in NFIP and promotes community-wide flood risk reduction through infrastructure investments, stormwater management, and hazard mitigation planning.

The following table provides a detailed overview of Santa Fe Springs' floodplain management policies, including applicable code numbers where available.

Policy/Code Name	**Code Number** (if applicable)	**Purpose & Relevance to Flood Mitigation**
Floodplain Management Ordinance	SFSMC §18.75	Regulates development in FEMA-designated flood zones, requires floodproofing, and ensures NFIP compliance.
Stormwater Management & Low-Impact Development (LID) Ordinance	SFSMC §18.85	Reduces flood risks through permeable surfaces, retention basins, and stormwater detention requirements.
Subdivision & Land Development Flood Standards	SFSMC §17.20.100 – §17.20.160	Ensures subdivisions avoid flood-prone areas and comply with drainage, grading, and FEMA elevation standards.
Building Code – Flood Protection Requirements	SFSMC §15.12.020 (incorporates CA Building Code)	Mandates compliance with CBC flood-resistant construction standards and elevation requirements in flood hazard areas.
Capital Improvement Program (CIP) – Drainage & Flood Resilience Projects	N/A (Policy-based)	Funds stormwater infrastructure, drainage improvements, and ongoing channel maintenance to reduce localized flooding.
National Flood Insurance Program (NFIP) Participation & Compliance	N/A (Federal program)	Ensures eligibility for FEMA flood insurance through adherence to floodplain regulations and local ordinance enforcement.
Los Angeles County Flood Control District Coordination	N/A	Coordinates with regional agencies on flood control infrastructure, watershed planning, and multi-jurisdictional mitigation efforts.

National Flood Insurance Program (NFIP) Participation

CID	Community Name	County	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Reg-Emer Date	Tribal
060158#	SANTA FE SPRINGS, CITY OF	LOS ANGELES COUNTY	6/28/74	4/15/80	9/26/08	4/15/80	No

The City of Santa Fe Springs (CID: 060141#) joined the NFIP on June 18, 1987. As of FEMA's latest records, the community is classified as NSFHA (No Special Flood Hazard Area), meaning most of the incorporated area is designated Zone X (low-risk), with additional areas mapped as Zone AE and Zone AH.

Flood Zones in Santa Fe Springs: The FEMA FIRM map panels for the City of Santa Fe Springs were last updated on September 26, 2008.

- Zone X: Areas outside the 500-year flood zone, including areas protected by levees from the 1% annual chance (100-year) flood.
- Zone AE: High-risk areas with base flood elevations (BFEs) provided by FEMA.
- Zone AH: Shallow flooding areas with 1–3 feet of depth, often caused by ponding.

While Santa Fe Springs is not subject to widespread flooding, local drainage limitations and channelized watercourses still present flood risks in targeted areas. FEMA estimates that over 20% of flood insurance claims nationally originate from properties located outside Special Flood Hazard Areas (i.e., Zones X and D).

Floodplain Management Regulations and Compliance: The City maintains NFIP compliance through a combination of ordinance enforcement, outreach, and permit review:

- Regulating construction in flood-prone areas
- Maintaining floodplain mapping and elevation certificates
- Conducting public outreach on insurance, preparedness, and flood hazards

Permit applications near or within mapped floodplains are reviewed by the Community Development Department, which provides FEMA guidance and ensures consistency with adopted building standards.

Additional NFIP Compliance Components

- **Adoption of NFIP Criteria**: Santa Fe Springs enforces minimum National Flood Insurance Program (NFIP) standards through Santa Fe Springs Municipal Code (SFSMC) §18.75, which regulates development in flood hazard areas, and through local adoption of the California Building Code provisions addressing flood-resistant construction.
- **FIRM Adoption**: The City adopted the latest FEMA Flood Insurance Rate Map (FIRM) on September 26, 2008.
- **Implementation Oversight**: NFIP implementation is the responsibility of the Public Works Department, which provides technical support and policy coordination.
- **Substantial Improvement/Substantial Damage (SI/SD) Provisions**: Post-flood inspections determine whether structures meet SI/SD thresholds and must be brought into compliance with current floodplain management requirements.

Appointment of a Designee or Agency to Implement NFIP Commitments: The Public Works Department of Santa Fe Springs is responsible for implementing the commitments and requirements of the NFIP. For assistance, they can be contacted at (562) 868-0511, Ext. 7540**.**

Repetitive Loss Properties (RLPs): Repetitive Loss Properties (RLPs) are most susceptible to flood damages and are a primary focus of flood hazard mitigation programs. A repetitive loss property is one for which two or more claims of $1,000 or more have been paid by the NFIP within any given ten-year period. According to FEMA resources, there are no Repetitive Loss Properties (RLPs) within the City of Santa Fe Springs**.**

Community Rating System (CRS) Participation (Pending): Santa Fe Springs is evaluating participation in FEMA's Community Rating System (CRS)**,** a voluntary program that reduces flood insurance premiums for communities that implement additional flood risk reduction measures.

CRS participation would improve Santa Fe Springs' flood resilience rating. Actions such as floodplain mapping updates, stormwater management, and public education will be prioritized to achieve CRS compliance.

Coordination with the Los Angeles County Flood Control District: The City collaborates closely with the Los Angeles County Flood Control District (LACFCD) on flood mitigation projects. This partnership supports:

- Integration of regional and local drainage infrastructure
- Joint planning for capital improvements, levees, and stormwater channels
- Watershed-based planning to mitigate downstream flood risk and improve system redundancy

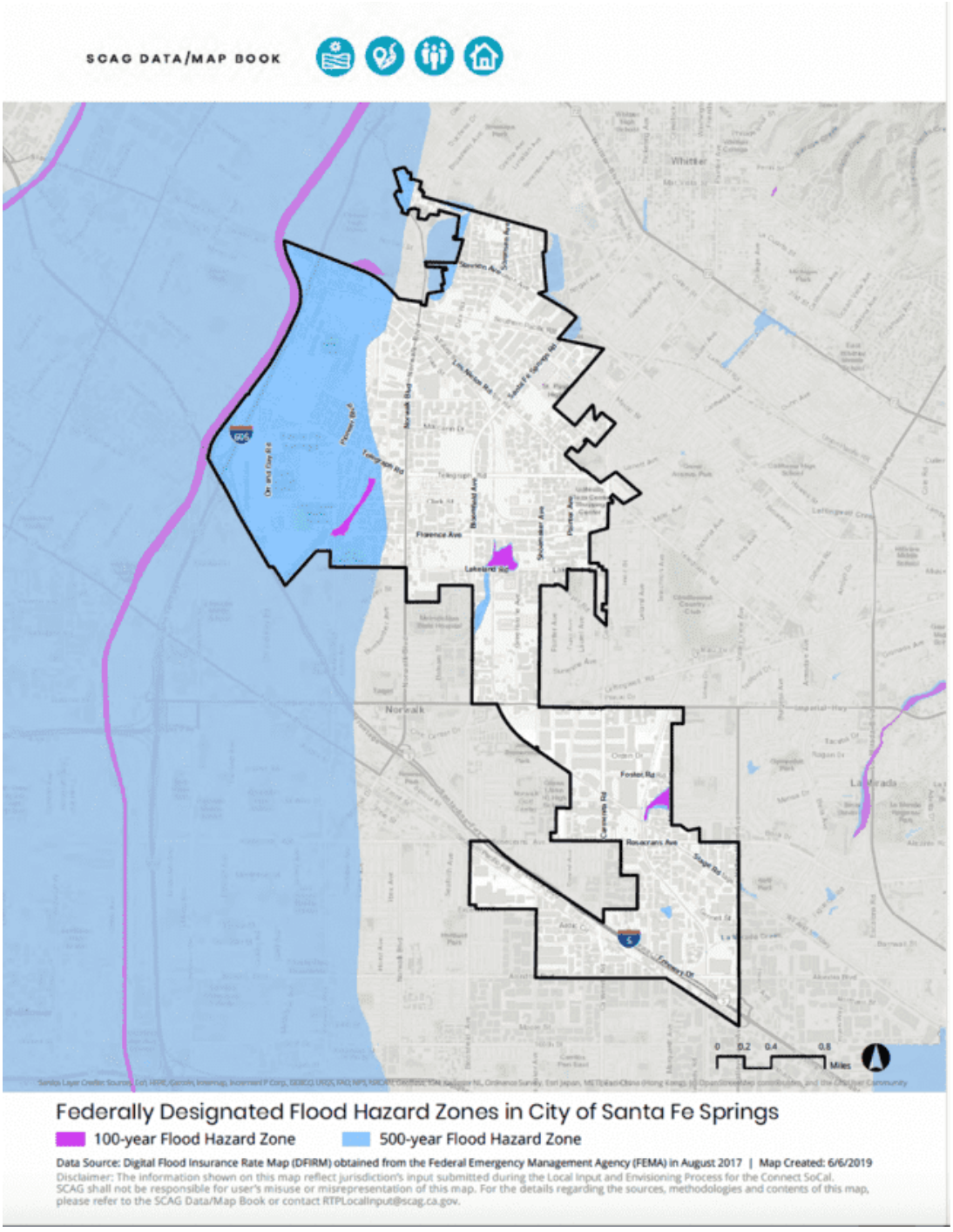


Figure 20 – Federally-Designated Flood Hazard Zones (SCAG)



Figure 21 – FIRM Map (1)

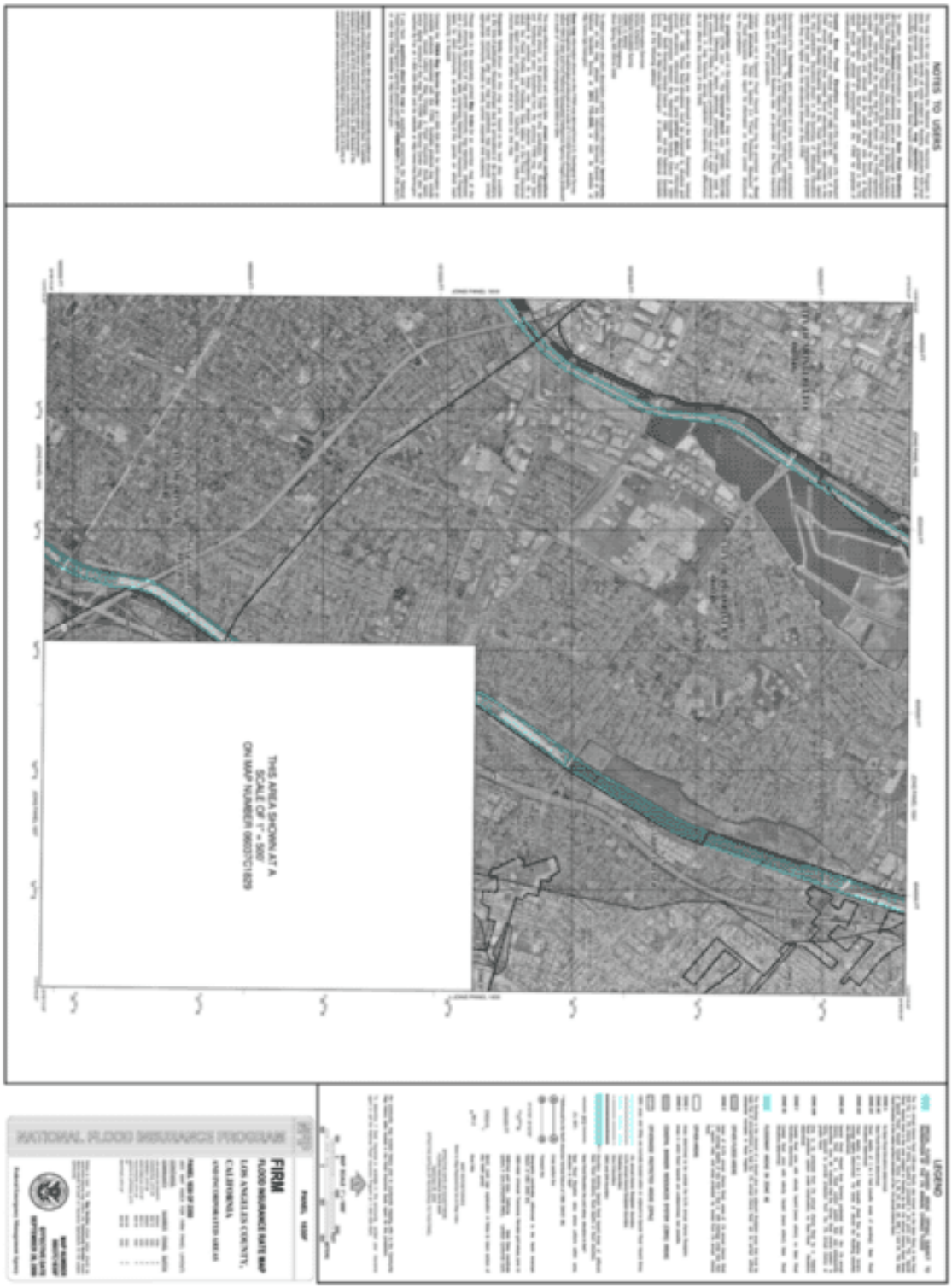


Figure 22 – FIRM Map (2)

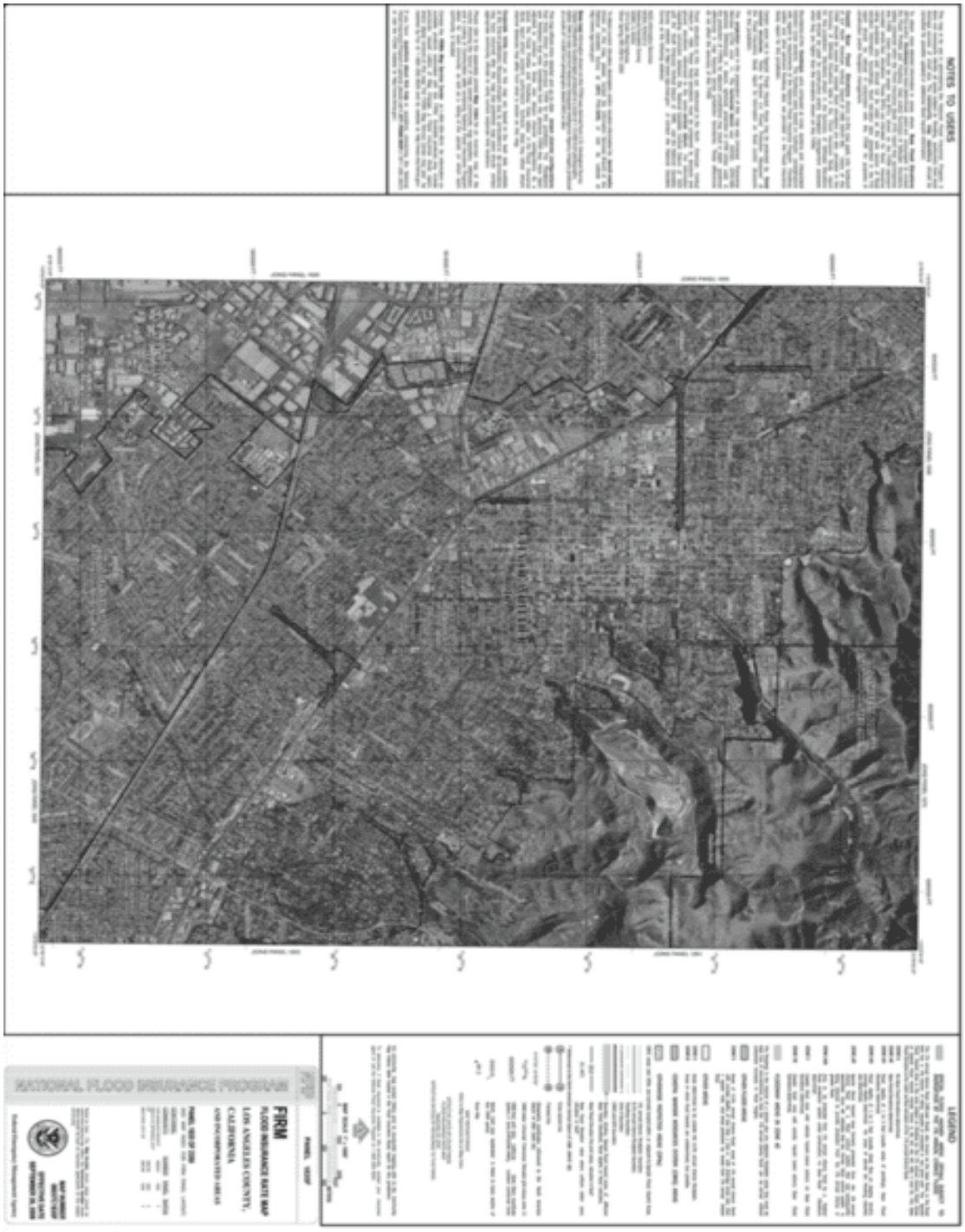


Figure 23 – FIRM Map (3)

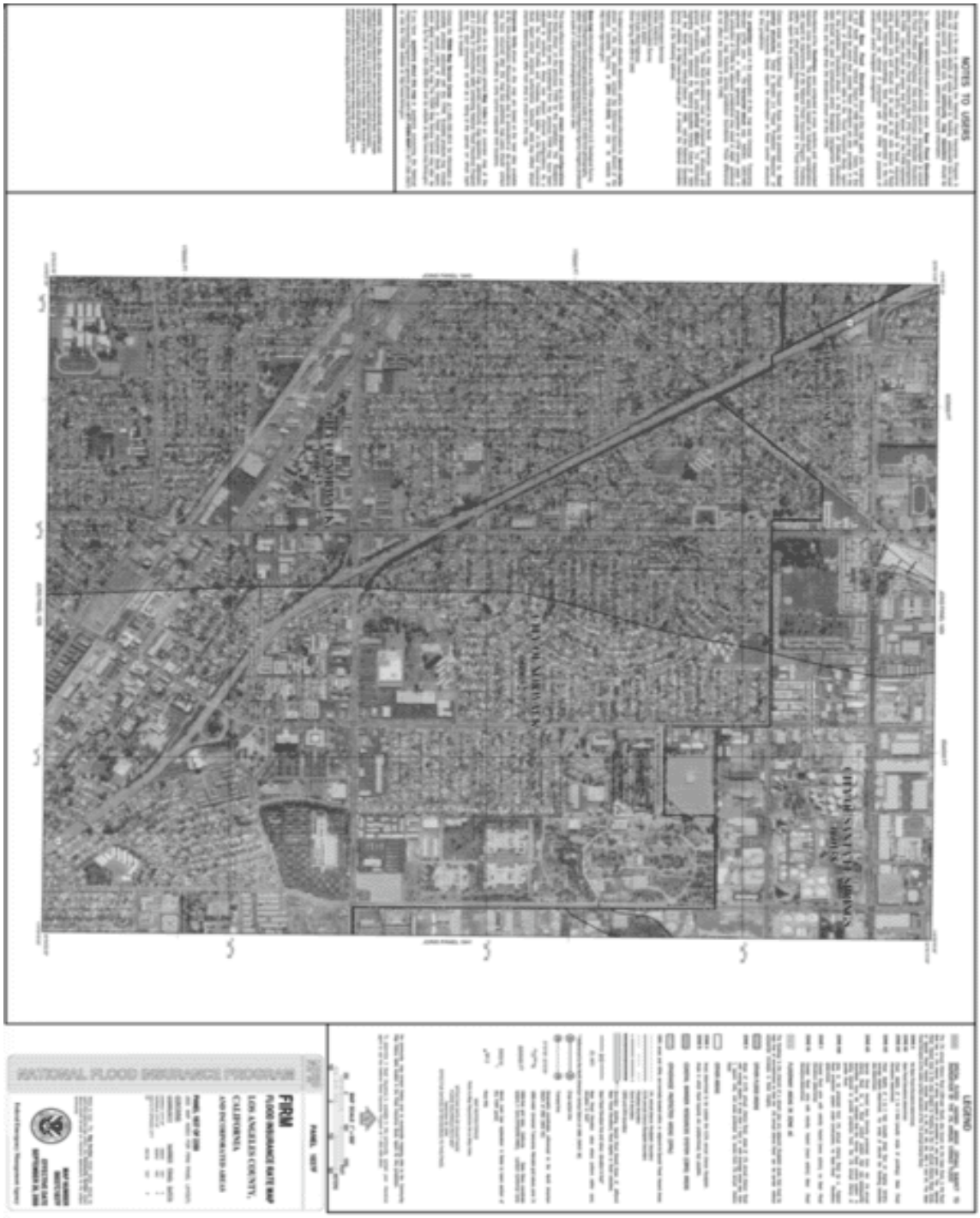


Figure 24 – FIRM Map (4)

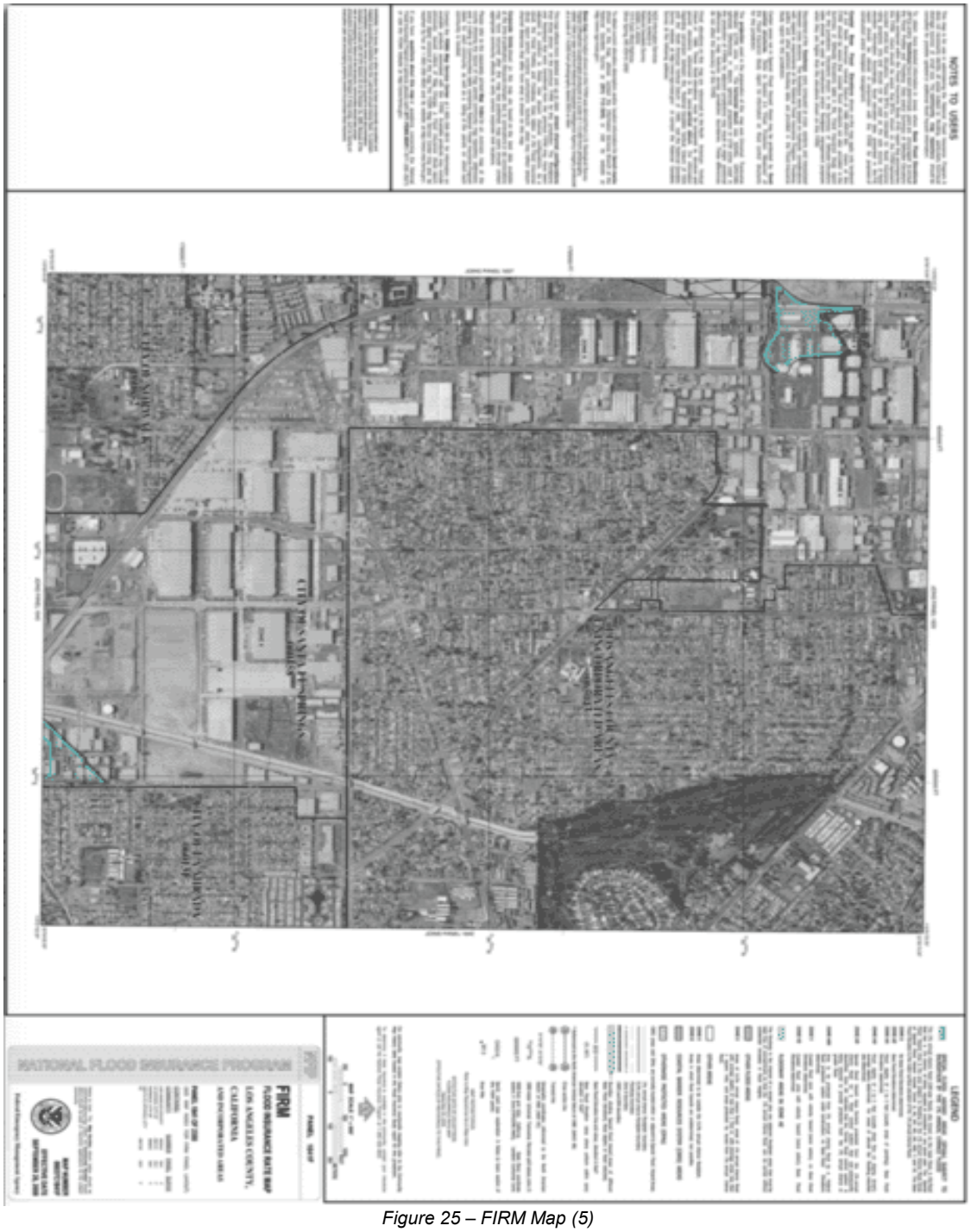


Figure 25 – FIRM Map (5)

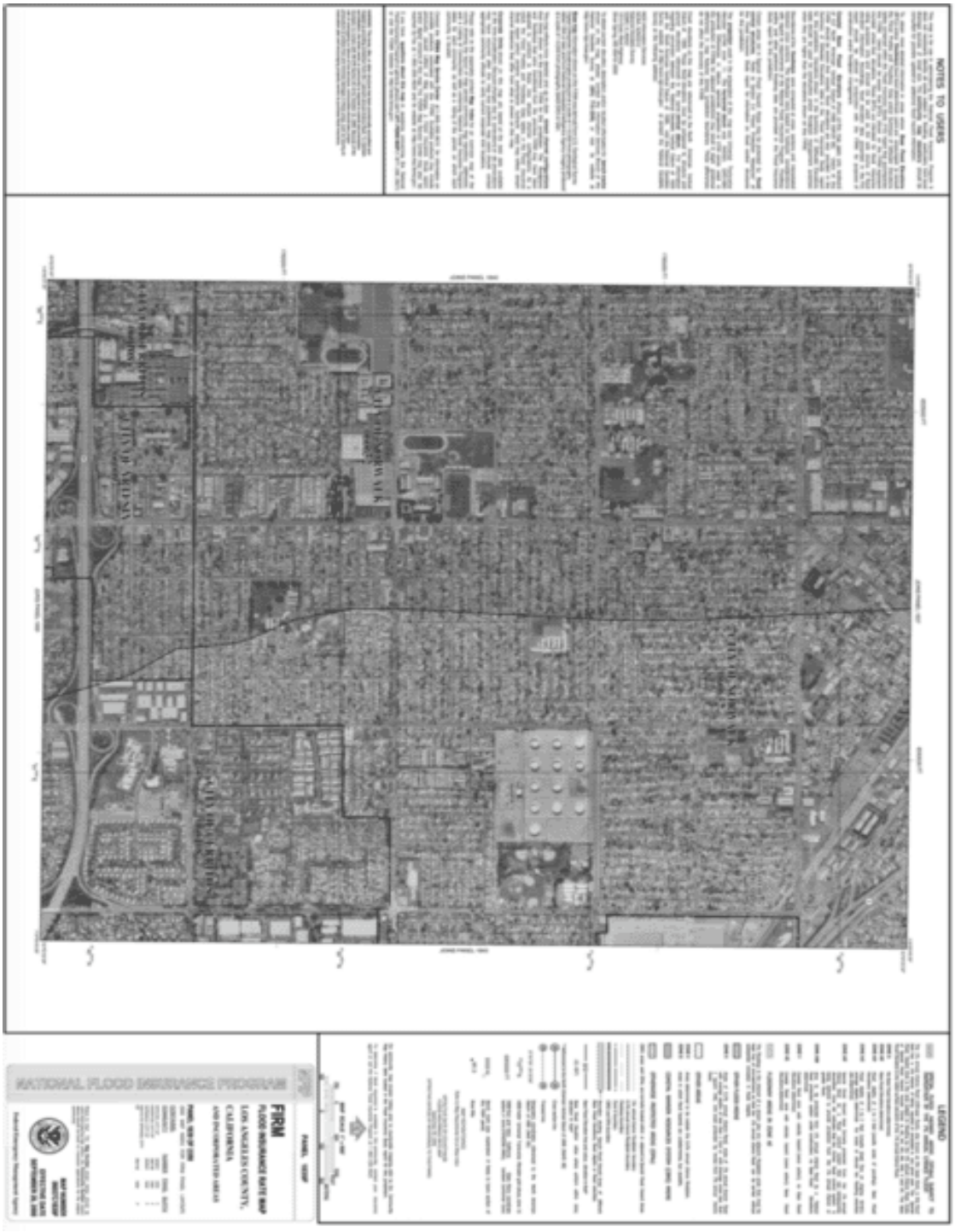


Figure 26 – FIRM Map (6)

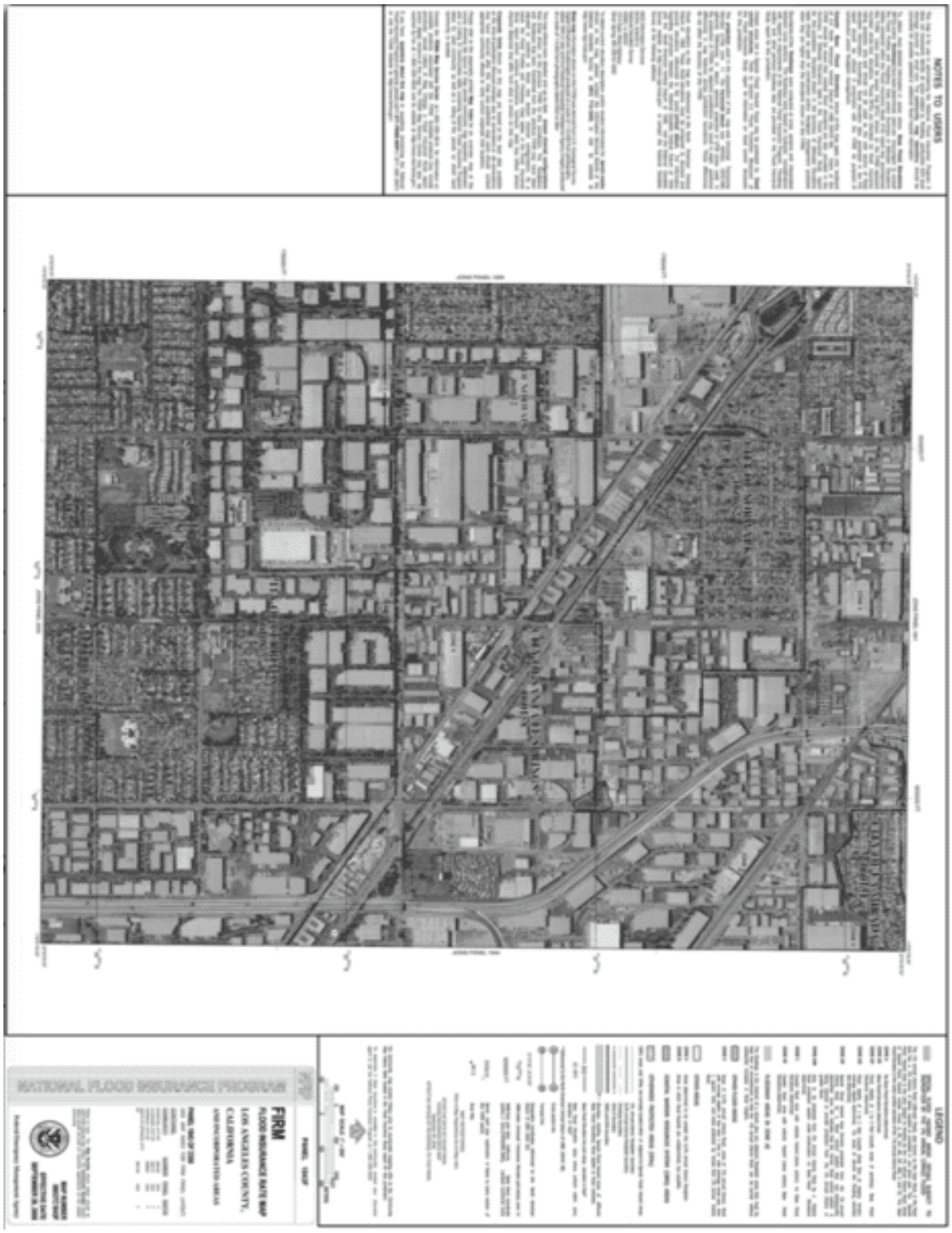


Figure 27 – FIRM Map (7)



Figure 28 – FIRM Map (8)

5.3 Administrative & Technical Capabilities

Local Staff & Agencies Responsible for Mitigation

The City of Santa Fe Springs distributes hazard mitigation and emergency preparedness responsibilities across several departments, with the Santa Fe Springs Fire Department (SFSFD) serving as the primary lead agency for emergency management. Unlike cities with a standalone Emergency Management Division, Santa Fe Springs integrates emergency operations, disaster planning, and mitigation directly within SFSFD, with strong interdepartmental coordination from Police Services, Public Works, Community Development, and Capital Projects.

This section outlines the roles of key city departments and partner agencies in supporting mitigation and resilience.

Agency/Division	Primary Responsibilities for Hazard Mitigation and Resilience
Santa Fe Springs Fire Department (SFSFD)	• Leads Emergency Operations Center (EOC) during disasters • Maintains Emergency Operations Plan (EOP) • Conducts CERT training and public outreach • Enforces fire code and vegetation management • Leads hazmat response and risk mitigation for industrial sites • Coordinates with Cal OES, FEMA, SCAG, and L.A. County OEM
Santa Fe Springs Police Services	• Conducts evacuations and traffic control during disasters • Protects critical infrastructure during emergencies • Assists in public alert systems and communication • Coordinates mutual aid with law enforcement agencies
Public Works Department	• Maintains and upgrades flood control and storm drain systems • Implements seismic retrofits for city infrastructure • Oversees the Capital Improvement Program (CIP) • Provides recovery support (debris removal, damage assessment)
Community Development Department	• Enforces zoning for floodplain and seismic compliance (CBC, NFIP) • Integrates hazard mitigation in land use decisions • Leads climate adaptation and sustainability planning
Capital Projects & Engineering Division	• Designs and implements resilient infrastructure (stormwater, seismic, transportation)

Agency/Division	Primary Responsibilities for Hazard Mitigation and Resilience
	• Plans and delivers drainage and retention basin projects • Enhances emergency evacuation routes
Los Angeles County Office of Emergency Management (OEM)	• Provides technical support for preparedness and mutual aid • Coordinates regionally on disaster operations and mitigation strategies
California Office of Emergency Services (Cal OES)	• Supports grant funding and mutual aid coordination • Offers training, technical assistance, and post-disaster support
Southern California Association of Governments (SCAG)	• Supports regional resilience, climate adaptation, and emergency evacuation planning under RTP/SCS framework

5.4 Financial Capabilities

Local & State Funding Sources

Santa Fe Springs has access to a variety of financial resources to support hazard mitigation, emergency preparedness, and infrastructure resilience. These resources include local funding sources, state grants, and regional financing mechanisms that enable the city to plan, implement, and sustain hazard mitigation efforts.

The city's financial strategy integrates funding from General Fund allocations, Capital Improvement Program (CIP) investments, enterprise funds, and external grant opportunities. These funds help ensure that critical infrastructure projects, emergency management initiatives, and climate adaptation measures are well-supported.

The following table provides a detailed summary of key local and state funding sources available for hazard mitigation and resilience-building efforts.

Funding Source	Type	Purpose & Relevance to Hazard Mitigation
General Fund	Local	Supports emergency preparedness, disaster response, and hazard mitigation planning. Funds staff salaries, training programs, and operational costs.
Capital Improvement Program (CIP) Budget	Local	Finances seismic retrofitting, stormwater management, flood control projects, and critical infrastructure upgrades.
Local Sales & Property Tax Revenues	Local	Provides discretionary funding for emergency response facilities, fire protection services, and public safety improvements.
Stormwater & Flood Management Fees	Local (Enterprise Fund)	Finances storm drainage infrastructure, retention basins, and compliance with floodplain management requirements.
Public Safety Augmentation Fund (PSAF)	Local	Supports fire prevention, emergency response operations, and police services for disaster-related public safety needs.
California Disaster Assistance Act (CDAA) Grants	State	Provides funding for post-disaster recovery, hazard mitigation projects, and emergency protective measures.
Cal OES Hazard Mitigation Grant Program (HMGP)	State	Allocates funds for seismic safety, flood mitigation, wildfire resilience, and energy security projects.
California Fire Safe Council (CFSC) Grants	State	Supports fire prevention, vegetation management, and wildfire mitigation efforts.
California Climate Resilience & Adaptation Grant	State	Provides resources for climate adaptation projects, heat mitigation programs, and sustainability initiatives.
SCAG Sustainable Communities Program (SCP) Grants	Regional (State-Administered)	Funds land use planning, transportation resilience, and climate-smart infrastructure projects.
California Transportation Commission (CTC) Active Transportation Program (ATP)	State	Provides financing for transportation safety enhancements, evacuation route improvements, and pedestrian infrastructure resilience.

Federal Programs

Federal funding is available from FEMA, the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Transportation (DOT), the U.S. Army Corps of Engineers (USACE), and other federal agencies. These funds can help Santa Fe Springs retrofit critical infrastructure, enhance flood control systems, strengthen seismic resilience, and support wildfire mitigation efforts.

The following table outlines the federal funding sources available to Santa Fe Springs, followed by detailed descriptions of each program.

Funding Program	Administering Agency	Purpose & Relevance to Hazard Mitigation
Hazard Mitigation Grant Program (HMGP)	FEMA	Provides post-disaster funding for seismic retrofitting, flood mitigation, wildfire risk reduction, and energy resilience projects.
Flood Mitigation Assistance (FMA) Grant	FEMA	Supports stormwater management, flood-resistant infrastructure, and NFIP compliance.
Public Assistance (PA) Grant Program	FEMA	Provides reimbursement for post-disaster emergency response costs, infrastructure repairs, and debris removal.
Community Development Block Grant – Disaster Recovery (CDBG-DR)	HUD	Provides post-disaster funding for housing reconstruction, infrastructure repairs, and community resilience initiatives.
Transportation Infrastructure Resilience Grants (RAISE & INFRA Grants)	U.S. Department of Transportation (DOT)	Funds evacuation route enhancements, seismic retrofits for bridges, and climate-adaptive transportation projects.
U.S. Army Corps of Engineers (USACE) Flood Risk Management Program	USACE	Supports levee improvements, stormwater diversion systems, and large-scale flood mitigation projects.

5.5 Community Partnerships & Collaboration

Public-Private Partnerships

Santa Fe Springs has the potential to build a strong network of public-private partnerships (PPPs) that support hazard mitigation, emergency response, and community resilience. The city collaborates with businesses, industrial stakeholders, nonprofit organizations, utility providers, and regional agencies to enhance disaster preparedness, infrastructure resilience, and economic stability in the face of natural and human-caused hazards.

As an industrial hub with a significant commercial presence, Santa Fe Springs prioritizes private-sector engagement in hazard mitigation planning. Key focus areas for PPPs include infrastructure protection, emergency management coordination, transportation resilience, and climate adaptation initiatives.

The following table summarizes Santa Fe Springs' key public-private partnerships, followed by a detailed narrative describing their roles and contributions to hazard mitigation.

Public-Private Partner	Sector	Role in Hazard Mitigation & Resilience
Santa Fe Springs Chamber of Commerce	Business/Industry	Facilitates business continuity planning, emergency preparedness training, and economic recovery coordination.
Southern California Edison (SCE)	Energy & Utilities	Provides grid resilience upgrades, wildfire mitigation efforts, and emergency power restoration planning.
Golden State Water Company	Water & Utilities	Ensures water supply continuity, emergency response coordination, and infrastructure resilience projects.
Los Angeles County Economic Development Corporation (LAEDC)	Economic Development	Supports disaster recovery funding, business resilience strategies, and workforce development post-disaster.
SCAG (Southern California Association of Governments)	Regional Planning	Provides technical assistance for climate adaptation, sustainable transportation, and hazard mitigation grants.
Union Pacific Railroad & Transportation Partners	Transportation	Coordinates hazardous materials transport safety, rail infrastructure resilience, and evacuation logistics.
Local Industrial Businesses (Petroleum, Manufacturing, & Logistics Sectors)	Industry & Trade	Implements hazardous materials storage safety, emergency response training, and facility retrofitting projects.
American Red Cross & Community-Based Organizations (CBOs)	Nonprofit/Public Health	Provides disaster relief, emergency shelter support, and public education on hazard mitigation.
Homeowner Associations (HOAs) & Property Owners	Residential	Enhances flood mitigation, wildfire preparedness, and seismic resilience in private developments.

Regional and Multi-Jurisdictional Coordination

Santa Fe Springs is integrated into regional and multi-jurisdictional hazard mitigation efforts, working with Los Angeles County agencies, regional planning organizations, mutual aid networks, and state and federal entities. Given the city's geographic location, industrial profile, and exposure to multiple hazards (earthquakes, floods, extreme heat, and hazardous materials incidents), intergovernmental coordination is crucial for enhancing disaster preparedness, infrastructure resilience, and emergency response efficiency.

The table below provides an overview of Santa Fe Springs' regional and multi-jurisdictional partners, followed by detailed descriptions of their roles in hazard mitigation.

Agency/Organization	Jurisdiction/Scope	Role in Hazard Mitigation & Resilience
Los Angeles County Office of Emergency Management (OEM)	Countywide	Coordinates disaster response, mutual aid, and regional emergency planning.
Los Angeles County Fire Department (LACoFD)	Countywide	Provides fire suppression, hazardous materials response, and emergency medical services.
Los Angeles County Flood Control District (LACFCD)	Countywide	Oversees stormwater management, flood mitigation projects, and NFIP compliance.
Southern California Association of Governments (SCAG)	Regional	Supports climate adaptation, sustainable land use planning, and transportation resilience.
California Governor's Office of Emergency Services (Cal OES)	Statewide	Administers hazard mitigation grants, disaster response coordination, and emergency planning support.
Federal Emergency Management Agency (FEMA) – Region IX	Federal	Provides funding, technical assistance, and disaster response resources.
National Weather Service (NWS) – Los Angeles/Oxnard	Regional	Issues extreme weather warnings and climate risk forecasts for Santa Fe Springs.
U.S. Army Corps of Engineers (USACE)	Federal	Leads Whittier Narrows Dam flood risk management efforts and large-scale mitigation projects.
Metropolitan Water District of Southern California (MWD)	Regional	Coordinates drought resilience planning and emergency water supply management.
California Department of Transportation (Caltrans) – District 7	Statewide	Supports transportation infrastructure resilience and evacuation route planning.
Los Angeles County Sheriff's Department (LASD) – Emergency Operations Bureau	Countywide	Provides law enforcement mutual aid, security coordination, and emergency evacuation support.
California Department of Water Resources (DWR)	Statewide	Supports floodplain management, groundwater sustainability, and drought mitigation.
South Coast Air Quality Management District (SCAQMD)	Regional	Monitors air quality and supports extreme heat and wildfire smoke mitigation efforts.
Gateway Cities Council of Governments (GCCOG)	Regional	Supports climate adaptation, sustainable land use planning, and transportation resilience.

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5.6 Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

The SWOT analysis provides a detailed assessment of Santa Fe Springs' capabilities, challenges, potential improvements, and external risks in the context of hazard mitigation and resilience planning. This section evaluates internal strengths and weaknesses (factors within the City's control) and external opportunities and threats (factors influenced by regional, state, and federal conditions).

The table below provides a summary of the SWOT analysis, followed by detailed explanations of each category.

Category	Key Findings
Strengths	Strong emergency response capabilities, well-developed industrial base, existing hazard mitigation plans, robust regional partnerships.
Weaknesses	Aging infrastructure, reliance on external agencies for some emergency services, limited funding for large-scale mitigation projects, high industrial exposure to hazardous materials.
Opportunities	Access to state and federal funding, emerging climate adaptation initiatives, regional transportation resilience projects, potential for public-private partnerships.
Threats	Increasing climate risks (extreme heat, flooding), seismic vulnerability, hazardous materials incidents, supply chain disruptions, reliance on regional infrastructure.

Strengths

Santa Fe Springs has several internal capabilities that enhance its ability to mitigate, respond to, and recover from hazards.

Strong Emergency Response & Public Safety Infrastructure

- The Santa Fe Springs Fire Department (SFSFD) serves as the primary emergency management agency, overseeing disaster response, hazardous materials incidents, and emergency preparedness efforts.
- The city has a well-equipped Emergency Operations Center (EOC) that supports interagency coordination during disasters.
- The Police Services Department provides evacuation support, law enforcement mutual aid, and public safety coordination.

Established Hazard Mitigation Planning & Policies

- Santa Fe Springs has a Local Hazard Mitigation Plan (LHMP) and General Plan Safety Element that integrate disaster risk reduction policies and is developing an Emergency Operations Plan (EOP).
- The city participates in regional planning efforts.

- Zoning regulations and land use policies incorporate seismic safety, floodplain management, and wildfire risk reduction measures.

Robust Industrial & Economic Base

- The city's diverse industrial sector (manufacturing, logistics, and petroleum operations) provides economic stability and access to private-sector resources for disaster recovery.
- Public-private partnerships with major businesses can enhance business continuity planning and hazardous materials risk management.

Weaknesses

Despite its strengths, Santa Fe Springs faces several internal limitations that impact its ability to fully implement hazard mitigation measures.

Aging Infrastructure & Retrofitting Needs

- The city has older public buildings, roads, and utilities that require seismic retrofitting, flood-resistant upgrades, and energy resilience improvements.
- Stormwater drainage infrastructure is aging, leading to localized flooding risks during extreme weather events.

Reliance on External Agencies for Some Emergency Services

- While SFSFD provides fire and hazardous materials response, the city relies on Los Angeles County Fire Department (LACoFD) for specialized services.
- Some emergency management functions (such as large-scale evacuations and mutual aid coordination) depend on county and state agencies.

Limited Funding for Large-Scale Mitigation Projects

- The city's General Fund and Capital Improvement Program (CIP) have limited capacity to support major resilience investments.
- Many large-scale flood control, seismic retrofitting, and transportation resilience projects require external grants and partnerships.

High Industrial Exposure to Hazardous Materials

- Santa Fe Springs has a large concentration of industrial facilities handling hazardous materials, increasing risks of chemical spills, air pollution, and industrial accidents.
- Regulatory compliance with state and federal environmental laws places financial and operational constraints on businesses and the city.

Opportunities

Santa Fe Springs can leverage several external developments and resources to strengthen hazard mitigation and community resilience.

Access to State and Federal Grant Programs

- Grant opportunities from FEMA (FMA), Cal OES (HMGP, CDAA), and EPA (CPRG) can fund seismic retrofitting, flood mitigation, and energy resilience projects.
- Participation in NFIP and potential CRS enrollment may expand funding eligibility and reduce insurance costs.

Emerging Climate Adaptation and Sustainability Frameworks

- Integration with SCAG's RTP/SCS and the California SHMP supports cross-sector resilience planning.
- The city can align local actions with state adaptation priorities (e.g., SB 379 compliance, integrated RHNA–hazard planning).

Regional Transportation and Infrastructure Resilience Projects

- Caltrans District 7, Metro, and SCAG-led projects offer opportunities to enhance multimodal evacuation routes and retrofit key corridors.
- Transit-oriented development along the I-5/I-605 and Telegraph Road corridors may support infill with lower hazard exposure.

Public-Private Partnerships and Industrial Collaboration

- Industrial stakeholders can contribute to mitigation via infrastructure co-investment, hazardous materials management, and business continuity planning.
- Utility partners (e.g., SCE, Golden State Water) can support grid hardening and emergency service continuity.

Threats

Santa Fe Springs faces several external risks that could impact long-term resilience and emergency management effectiveness.

Escalating Future Risk Conditions

- Extreme heat, drought, and episodic flooding are projected to intensify, straining energy, water, and public health systems.
- Risk projections must account for higher temperatures, longer heat waves, and shifts in stormwater runoff patterns (Cal-Adapt, California SHMP).

Persistent Seismic Vulnerability

- Regional seismic hazards (e.g., Whittier Fault) threaten aging infrastructure, including pipelines, bridges, and unreinforced buildings.
- High cost of retrofitting poses a long-term financial burden.

Hazardous Materials and Industrial Accident Risks

- Proximity of industrial operations to residential and transportation corridors increases risk of chemical incidents and fire-related hazards.
- Rail and freight transport through the city presents derailment and spill risks, particularly near Whittier Narrows.

Regional Interdependencies and Supply Chain Disruptions

- Disruptions to the Ports of Los Angeles/Long Beach or regional power grids could significantly affect economic operations and emergency logistics.
- Reliance on shared water infrastructure and imported energy heightens exposure to upstream failures.

5.7 Opportunities for Improvement

Regulatory and Planning Mechanisms

The City of Santa Fe Springs has a strong foundation in hazard mitigation, yet there remain significant opportunities for improvement in the capabilities already outlined previously in Section 5. By strategically enhancing regulatory frameworks, expanding financial resources, and strengthening administrative and technical capacities, the City can build a more resilient and adaptable infrastructure to address both current and emerging hazards.

One of the most immediate opportunities lies in fortifying the City's regulatory and planning mechanisms. While Santa Fe Springs has integrated hazard mitigation considerations into its General Plan and Safety Element, further strengthening zoning and building code enforcement could yield substantial benefits. Enhancing seismic retrofitting mandates, elevating minimum flood protection standards, and embedding wildfire-resistant design principles into new developments would help mitigate long-term risks. Additionally, proactive engagement with FEMA's Community Rating System (CRS) could improve flood resilience while reducing insurance premiums for residents and businesses.

Administrative and Technical Capabilities

Administrative and technical capabilities could be expanded through workforce development and interagency coordination. Currently, the City relies on a network of departments and regional partnerships to execute hazard mitigation efforts. However, dedicated staffing for emergency management, hazard mitigation planning, and climate adaptation initiatives would provide more focused oversight and accelerate implementation timelines. Strengthening partnerships with Los Angeles County, Cal OES, and FEMA could also enhance technical support and increase access to specialized training and grant opportunities. Developing a centralized data-sharing platform among municipal agencies and regional stakeholders would improve real-time risk assessment and emergency response coordination.

Financial Resources

The financial landscape presents another key area for growth. While Santa Fe Springs has successfully leveraged federal and state grants for mitigation projects, diversifying funding sources remains essential. Expanding participation in grant programs such as the California Disaster Assistance Act (CDAA) could provide additional resources for seismic safety upgrades, stormwater management projects, and energy resilience initiatives. Moreover, fostering public-private partnerships with industrial stakeholders and utility providers could unlock new funding streams for critical infrastructure protection and business continuity planning. Finally, as the insurance landscape continues to change due to the growing impact of extreme weather, concerns of cost and coverage will become critical. The City should consider carefully provider stability and response to these

emerging conditions. The City should also consider innovative structures that could support its ability to fund hazard mitigation such as geologic hazard abatement districts (GHADs) and other local and regional taxing and fundraising authorities as well as innovative insurance solutions such as parametric insurance to support the City's financial resilience.

Community Outreach and Education

Community outreach and education initiatives also offer opportunities for enhancement. While existing efforts focus on public awareness campaigns and Community Emergency Response Team (CERT) training, there is potential to expand engagement with vulnerable populations, including non-English-speaking residents and low-income communities. Developing multilingual hazard preparedness materials, implementing targeted outreach programs, and partnering with schools, faith-based organizations, and local businesses could bolster community resilience. Additionally, incorporating climate adaptation education into public engagement efforts would help residents and businesses better prepare for long-term environmental changes.

Resilience and Adaptation

Finally, Santa Fe Springs stands to benefit from a more integrated approach to climate adaptation within its hazard mitigation strategy. As extreme weather events become more frequent, aligning resilience planning with regional climate adaptation frameworks-such as those established by the Southern California Association of Governments (SCAG)-will be critical. Expanding green infrastructure initiatives, enhancing urban heat resilience through tree canopy programs, and incorporating renewable energy solutions into critical infrastructure can help to mitigate both climate and disaster risks.

SECTION 6 – MITIGATION STRATEGY

Element C: Mitigation Strategy Requirements
C1. Does the plan document each jurisdiction's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement 44 CFR § 201.6(c)(3))
C2. Does the plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement 44 CFR § 201.6(c)(3)(ii))
C3. Does the plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement 44 CFR § 201.6(c)(3)(i))
C4. Does the plan identify and analyze a comprehensive range of specific mitigation actions and projects for each jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? (Requirement 44 CFR § 201.6(c)(3)(ii))
C5. Does the plan contain an action plan that describes how the actions identified will be prioritized (including cost benefit review), implemented and administered by each jurisdiction? (Requirement 44 CFR § 201.6(c)(3)(iii)); (Requirement 44 CFR § 201.6(c)(3)(iv))

6.1 Introduction

The Mitigation Strategy serves as a comprehensive guide for the City of Santa Fe Springs in its pursuit of enhancing disaster resilience by reducing vulnerability to identified hazards. Through the identification of specific mitigation goals and objectives, strategies and initiatives are formulated to prevent, minimize, and alleviate the impacts of both natural and manmade disasters on the local population and property within the planning area.

Strengthening community resilience involves the implementation of building codes, zoning ordinances, and other regulatory measures. During the review or update of these planning mechanisms, there is an opportunity to assess the feasibility of integrating mitigation strategies into policy changes. These proactive efforts contribute significantly to ensuring the City's sustained resilience in the face of hazard events.

City Staff make recommendations based on detailed analyses including cost-benefit review to the Santa Fe Springs City Council regarding prioritization and funding of the above and future projects, yet the decision lies ultimately with the Councilmembers. Capital Improvement Projects and other mitigation projects may receive

public hearings as either part of the budgeting process or as individual staff items for City Council which allows for public input.

6.2 Vision, Goals, & Objectives

Alignment with FEMA and Local Resilience Priorities

The mitigation vision, goals, and objectives for the City of Santa Fe Springs form the foundation of this Local Hazard Mitigation Plan (LHMP) and directly support the requirements of the Disaster Mitigation Act of 2000 (DMA 2000). These components articulate the community's long-term aspirations to reduce hazard vulnerability and enhance resilience, while aligning with FEMA's national mitigation mission and the State of California's 2023 State Hazard Mitigation Plan (SHMP).

The planning team established the following vision statement, goals, and objectives after reviewing existing City and regional plans, conducting risk assessments, and incorporating public and stakeholder input.

Mitigation Vision

> *"To protect the lives, health, safety, and economic stability of Santa Fe Springs residents, workers, and institutions by reducing the long-term risk of hazards through sustainable, equitable, and coordinated strategies that increase community resilience."*

This vision supports the principles outlined in the FEMA Mitigation Planning Policy Guide (2022), including risk-informed decision-making, whole community involvement, and integration with other local and regional plans. It also supports key priorities in the 2040 Santa Fe Springs General Plan, particularly those expressed in the Safety Element, Environmental Justice Element, and Economic Development Element.

Mitigation Goals and Objectives

The following table outlines the City's mitigation goals and associated objectives, developed to:

- Meet FEMA's four guiding mitigation mission areas: life safety, property protection, continuity of operations, and environmental protection
- Address locally identified hazards including earthquakes, floods, extreme heat, poor air quality, hazardous materials release, and dam failure
- Support equity, environmental justice, and coordination across public agencies and stakeholders

Goal	Objective(s)
1. Protect public health and safety by reducing life-threatening risks from natural and human-caused hazards.	1.1 Identify and prioritize the most vulnerable populations, facilities, and systems through risk and capability assessments. 1.2 Promote retrofitting and emergency preparedness at essential facilities, including fire stations, schools, and critical infrastructure.

Goal	Objective(s)
2. Minimize damage to property, infrastructure, and economic assets.	2.1 Integrate hazard mitigation into the City's Capital Improvement Plan and development review process. 2.2 Support pre-disaster retrofitting, relocation, and elevation of at-risk structures. 2.3 Encourage adaptive reuse and zoning strategies in flood- or earthquake-prone areas. 2.4 Reduce long-term flood risk, including risks associated with dam failure, by supporting long-term structural safety reinforcements at Whittier Narrows Dam and improving downstream flood resilience.
3. Enhance hazard awareness, emergency preparedness, and public education.	3.1 Conduct multi-lingual public education campaigns tailored to each hazard. 3.2 Engage residents in evacuation planning, shelter location awareness, and climate-related health risk communications.
4. Support equitable access to hazard mitigation benefits and reduce disproportionate impacts on vulnerable and underserved populations.	4.1 Prioritize mitigation actions in disadvantaged communities (DACs) as identified in the Environmental Justice Element and CalEnviroScreen. 4.2 Ensure that climate adaptation and air quality initiatives also address health burdens in overburdened neighborhoods.
5. Promote environmental sustainability and natural systems resilience.	5.1 Expand green infrastructure projects that reduce urban heat, manage stormwater, and improve air quality. 5.2 Coordinate mitigation projects with goals in the Conservation and Open Space Element and regional habitat restoration efforts.
6. Strengthen interagency coordination, capacity building, and funding readiness.	6.1 Maintain an interdepartmental Hazard Mitigation Working Group to guide implementation. 6.2 Pursue federal and state hazard mitigation grants (e.g., HMGP FMA) with shovel-ready project proposals. 6.3 Coordinate mitigation investments with SCAG, Metro, LACDPW, Cal OES, and LA County agencies.

Integration with FEMA and State Resilience Priorities

This mitigation framework aligns with the 2025 FEMA Local Mitigation Planning Policy Guide (FP-206-21-0002), which emphasizes a risk-informed, future-oriented, and implementation-focused planning process. While the updated policy no longer explicitly references "climate change" or "equity," this plan incorporates FEMA's required core elements while voluntarily addressing California's broader resilience standards.

Key points of alignment include:

- Future Conditions Planning: This strategy framework accounts for long-term hazard exposure and future development trends, consistent with FEMA's directive to consider future risk conditions in both land use and infrastructure planning.
- Risk-Based Mitigation Actions: Strategies prioritize hazard-specific and asset-specific mitigation measures that reduce long-term risk to people, property, infrastructure, and the economy.
- Plan Integration: Mitigation strategies directly support implementation through the City's General Plan Safety Element, Capital Improvement Program, and development code updates.
- Multi-Benefit Projects: In line with the 2023 California State Hazard Mitigation Plan (SHMP), this plan favors nature-based, infrastructure-based, and economically co-beneficial projects.
- Housing and Land Use Coordination: The framework supports the RHNA–mitigation integration goals of the SHMP by identifying strategies that align housing development with hazard-safe zones and discourage construction in high-risk areas.

Although FEMA has removed previous references to climate and equity, the City continues to consider vulnerable populations, disadvantaged communities, and regional climate projections to inform voluntary strategies and funding competitiveness for grant programs.

6.3 Mitigation Actions

The action items are a listing of activities in which City agencies and citizens can be engaged to reduce risk. Each action item includes an estimate of the timeline for implementation.

Hazard	Action	Description	Vulnerability	Goals	Coordinating Agency	Funding Source	Timeline	Priority	In 2018 LHMP Update?
All Hazards	Backup Power for Critical Facilities	Install renewable-powered backup systems (solar + battery or generator) at fire stations, EOCs, shelters, and pump stations.	Emergency services, medically fragile populations	Continuity of Operations, Life Safety	Public Works, Emergency Services	FEMA HMGP, CPUC Equity Resilience Fund	1–2 years	1	No
All Hazards	Emergency Operations Plan Update + Annexes	Complete a full update to the City's EOP and annex specific operational protocols for pandemics, dam failure, drought, and extreme heat.	All hazard events affecting operational readiness	Emergency Planning, Interagency Coordination	Emergency Services, City Manager's Office	FEMA HMGP, Cal OES Planning Grants	Within 1 year	1	Yes (Partial)
All Hazards	Multilingual Alerts and Warning System	Expand and modernize emergency alert systems with multilingual messaging, geographic targeting, and multi-platform delivery (SMS, social, sirens).	LEP communities, elderly, renters	Equity, Risk Communication, Emergency Readiness	IT Department, Emergency Services	Cal OES Alert & Warning Grant	12–18 months	1	Yes
All Hazards	Community Resilience Hubs	Retrofit existing community centers to serve as all-hazards "resilience hubs" with backup power, cooling, water, first aid, and communications.	Medically fragile, heat-sensitive, low-income	Life Safety, Public Health, Equity	Planning, Parks & Rec, Emergency Services	Cal OES, CPUC Resilience Grants	2 years	1	No
All Hazards	Citywide Emergency Shelter Modernization	Upgrade designated shelters with ADA-compliant facilities, air filtration, backup power, emergency supplies, and improved site accessibility.	Elderly, disabled, unhoused residents	Shelter Readiness, Health Protection	Emergency Services, Public Works	FEMA HMGP, HUD CDBG-DR, Cal OES	2–3 years	2	No
All Hazards	Interdepartmental Hazard Mitigation Working Group	Formalize a citywide mitigation coordination team to oversee action implementation, grants, tracking, and plan updates.	Cross-department capacity and implementation gaps	Plan Implementation, Funding Readiness	City Manager's Office, Planning	No-cost; may receive technical support	Within 1 year	2	No
All Hazards	Public Education and Outreach Campaign	Launch sustained public education effort using workshops, social media, signage, and events on preparedness for earthquakes, heat, flooding, etc.	Renters, youth, LEP populations	Public Awareness, Household Preparedness	Emergency Services, Community Services	Cal OES, SCAG REAP 2.0	Ongoing, begin Year 1	2	Yes

Hazard	Action	Description	Vulnerability	Goals	Coordinating Agency	Funding Source	Timeline	Priority	In 2018 LHMP Update?
All Hazards	Mobile Command and Communications Capabilities	Procure mobile command unit and/or deployable communications tools to maintain citywide coordination during multi-hazard events.	Field response disruption, infrastructure failure	Operational Continuity, Field Resilience	Emergency Services, IT	FEMA HMGP, UASI Equipment Grants	2 years	3	No
All Hazards	Vulnerable Populations Registry + Support	Maintain and routinely update a registry of medically fragile, elderly, and mobility-limited residents for targeted outreach and evacuation.	Seniors, disabled, low-income households	Life Safety, Equity, Risk Communication	Community Services, Public Health	FEMA HHS At-Risk Planning Grant, CDC Climate & Health	Within 18 months	2	No
All Hazards	GIS-Based Risk Dashboard and Public Portal	Develop an interactive, multilingual public-facing GIS tool showing hazards, evacuation zones, shelters, and emergency updates.	Residents, businesses, small property owners	Public Access to Information, Risk Awareness	IT Department, Emergency Services, Planning	State GIS Innovation Grants	2–3 years	3	No
Earthquake, Flooding	Elevation and Retrofit Incentive Program	Provide rebates or financial assistance for elevation and seismic retrofits of vulnerable residential and mixed-use buildings.	Older homes, multifamily housing in risk zones	Property Protection, Housing Resilience	Building & Safety, Planning	FEMA HMGP, CalCAP, Seismic, NFIP ICC	2–4 years	1	No
Extreme Heat, Power Outage	Solar + Storage Microgrid Feasibility Study	Assess feasibility of deploying microgrids at shelters, water facilities, and key community centers to maintain operations during grid disruptions.	Critical infrastructure, medically vulnerable residents	Continuity of Operations, Environmental Resilience	Public Works, Sustainability Office	DOE, CPUC, Cal OES Resilience Grants	1–2 years	1	No
Wildfire (Smoke), Pandemic, Extreme Heat	Indoor Air Quality Retrofit Program	Retrofit HVAC and install HEPA filtration at schools, libraries, and shelters to improve air quality during smoke, heat, or disease events.	Children, seniors, medically vulnerable	Life Safety, Public Health, Facility Readiness	Public Works, Public Health, Parks & Rec	CDC Climate & Health, AQMD, Cal OES	2–3 years	1	No
Earthquake, Cyberattack, Dam Failure	Critical Infrastructure Protection Assessment	Conduct vulnerability audits and physical/cybersecurity evaluations of water, power, IT, and emergency service infrastructure.	Utilities, communications, emergency facilities	Infrastructure Resilience, Risk Reduction	Public Works, IT, Emergency Services	DHS CISA, Cal OES Infrastructure Protection	1–2 years	2	Yes (Partial)
Flooding, Drought	Green Infrastructure and Stormwater Management	Install bio-swales, rain gardens, and permeable surfaces at parks, schools, and rights-of-way to reduce runoff and increase infiltration.	Parks, medians, low-lying corridors	Environmental Protection, Infrastructure Resilience	Public Works, Parks & Rec	DWR IRWM, Prop 1, CalFire Urban Greening	2–4 years	2	No

Hazard	Action	Description	Vulnerability	Goals	Coordinating Agency	Funding Source	Timeline	Priority	In 2018 LHMP Update?
Drought, Earthquake	Emergency Potable Water Supply Planning	Develop an emergency potable water distribution and storage plan for drought and post-earthquake scenarios.	Entire city, emergency response facilities	Water Resilience, Public Health	Emergency Services, Water Division	FEMA HMGP, EPA SWIF, Cal OES Water Resilience Grants	1–2 years	2	No
Heat, Infectious Disease, Wildfire Smoke	Vulnerable Populations Resilience Registry	Maintain a real-time, opt-in registry of medically and mobility-limited residents to prioritize services during hazard events.	Seniors, disabled, low-income residents	Life Safety, Equity, Emergency Response	Community Services, Public Health	FEMA HMGP, HHS At-Risk Populations Planning Grant	1–2 years	2	No
Windstorm, Terrorism, Earthquake	Interoperable Emergency Communications Upgrades	Modernize and unify communications systems for first responders to ensure continuity during disasters and disruptions.	Police, fire, EOC, field staff	Operational Continuity, Public Safety	IT, Police, Emergency Services	FEMA HMGP, UASI, DHS SAFECOM	2 years	2	Yes
Pandemic, Earthquake, Heat	Emergency Shelter Accessibility Upgrades	Improve ADA access, HVAC, ventilation, signage, and emergency supply storage at designated shelters.	Unhoused residents, people with disabilities	Shelter Readiness, Equity, Health Protection	Emergency Services, Public Works	FEMA HMGP, HUD CDBG-DR, Cal OES	2–3 years	3	No
Dam Failure, Flooding	Real-Time Warning System Integration	Link regional dam failure and flood sensors to local alert systems for rapid notification to residents in inundation zones.	Downstream neighborhoods, LEP households	Early Warning, Public Safety	Emergency Services, IT	Cal OES Alert & Warning Grant	Within 1 year	2	Yes
Extreme Heat	Resilience Hubs	Establish community cooling and resilience hubs with backup power, refrigeration, multilingual disaster resources, and hydration during heatwaves.	Elderly, low-income, unhoused, medically dependent	Protect Life, Public Awareness	Fire Dept., Planning, Parks & Rec	FEMA HMGP, CPUC Equity Resilience Grant, Local Utility Programs	Within 1 year of approval	1	No
Extreme Heat	Urban Greening Program	Expand tree canopy in heat-vulnerable neighborhoods, especially near schools, multifamily housing, and transit corridors.	Urban heat island zones, school-age children	Environmental Protection, Public Health	Planning, Public Works, CalFire Urban Forestry	CalFire Urban & Community Forestry Grant, Cal OES, Cap-and-Trade GGRF	2–3 years	2	No
Extreme Heat	High Heat Warning System	Install localized temperature/humidity monitors, integrate alerts into emergency notification systems, and activate cooling response protocols.	Elderly, outdoor workers, linguistically isolated	Public Awareness, Operational Continuity	Emergency Services, IT Dept., Fire Dept.	HMGP, Cal OES Alert & Warning Grant, County EOC Funds	Within 18 months	2	No

Hazard	Action	Description	Vulnerability	Goals	Coordinating Agency	Funding Source	Timeline	Priority	In 2018 LHMP Update?
Extreme Heat	Weatherization for At-Risk Homes	Retrofit housing for passive cooling (roof coatings, insulation, shade structures) and provide AC units to medically vulnerable residents.	Low-income, disabled, seniors	Life Safety, Housing Protection	Planning, Housing Division, SCE CARE Program	DOE WAP, SoCal Edison Resilience Rebates	3 years	3	No
Extreme Heat	Emergency Heat Illness Protocols	Expand training and supplies for EMTs and public health partners to identify and respond to heat illness surges during extreme heat events.	Elderly, people with disabilities	Public Health, Life Safety	Fire Dept., LA County Public Health	Cal OES, CDC Climate Health Adaptation Program, Local Emergency Funds	Within 12 months	2	No
Drought	Industrial Water Efficiency Retrofit	Partner with major water users to retrofit industrial processes with water-saving technologies and greywater reuse systems.	Manufacturing sector, economic stability	Property Protection, Water Supply Resilience	Public Works, Economic Development, CBMWD	DWR Water Use Efficiency Grants, FEMA HMGP, EPA SWIF Grants	2–3 years	1	No
Drought	Landscape Transformation Program	Replace turf and non-native landscaping in parks, medians, and city-owned properties with drought-resilient vegetation and bioswales.	Municipal facilities, neighborhoods	Environmental Protection, Infrastructure Resilience	Parks & Rec, Public Works	DWR Urban Water Use Grants, Cal OES, MWD LRP Funds	2 years	2	Yes (2018)
Drought	Expand Recycled Water Infrastructure	Extend recycled water pipelines and metering to industrial zones and public parks to reduce potable water use.	Industrial parks, public green spaces	Infrastructure, Water Resilience	Public Works, Water Division	SWRCB Recycled Water Program, EPA WIFIA	3–5 years	2	No
Drought	Residential Water Conservation Incentives	Offer expanded rebates for low-flow fixtures, leak detection systems, and xeriscaping to reduce household water demand.	Low-income residents, renters	Public Awareness, Resource Conservation	Water Division, Planning Dept.	MWD Conservation Credits Program, State Water Board	Within 2 years	3	Yes (2018)
Drought	Drought Emergency Operations Plan	Develop a drought-specific annex to the EOP, including water rationing triggers, tiered emergency communications, and emergency potable supply plans.	Entire city during extreme drought	Emergency Planning, Resource Management	Emergency Services, City Manager's Office	FEMA HMGP, Cal OES Preparedness Grants	Within 1 year	1	No

Hazard	Action	Description	Vulnerability	Goals	Coordinating Agency	Funding Source	Timeline	Priority	In 2018 LHMP Update?
Earthquake	Seismic Retrofit of Critical Facilities	Retrofit fire stations, police buildings, and EOCs to meet current seismic safety codes, ensuring operational continuity post-event.	Emergency services infrastructure	Protect Life and Property, Operational Continuity	Public Works, Fire Dept., Building & Safety	FEMA HMGP, CDBG-DR, Cal OES Earthquake Program	1–3 years	1	Yes
Earthquake	Soft Story Retrofit Incentive Program	Provide grants or low-interest loans to retrofit multi-unit residential buildings with known seismic weaknesses (e.g., soft-story conditions).	Renters, multifamily units, low-income housing	Housing Protection, Life Safety	Building & Safety, Housing Division	FEMA HMGP, CalCAP Seismic Retrofit Fund, California EQ Authority	2–4 years	1	No
Earthquake	Critical Lifeline Infrastructure Audit	Conduct detailed structural and vulnerability assessments of bridges, overpasses, and water mains critical to post-disaster function.	Transportation, water systems	Infrastructure Resilience, Emergency Access	Public Works, Caltrans, LA County DPW	Caltrans Seismic Safety Program, Cal OES	12–18 months	2	Yes
Earthquake	Community Earthquake Resilience Outreach	Launch a multilingual, community-wide campaign on earthquake preparedness, including home kits, Drop-Cover-Hold drills, and family reunification plans.	Households with language barriers, seniors	Public Awareness, Preparedness	Emergency Services, Community Affairs	FEMA NEHRP Earthquake Program,	Within 12 months	3	Yes
Earthquake	Backup Power for Emergency Operations	Install seismic-resistant, renewable-powered backup energy systems (e.g., solar+storage) at fire stations, shelters, and water pump stations.	Public safety operations, medically vulnerable	Continuity of Operations, Resilience	Public Works, Emergency Services, Sustainability Office	FEMA HMGP, DOE Energy Resilience Grant, CPUC Equity Energy Resilience Grant	1–2 years	2	No
High Wind/Storms	Utility Pole Hardening	Retrofit or underground utility lines in high-exposure areas to reduce outages and wind-related ignition risks.	Power infrastructure, industrial corridors	Protect Infrastructure, Life Safety	Public Works, SoCal Edison	FEMA HMGP, CPUC Hardening Fund	1–3 years	1	No
High Wind/Storms	Citywide Tree Management Plan	Formalize tree risk inspection, pruning, and removal near power lines and roads to reduce wind-related debris hazards.	Roads, utilities, residential zones	Risk Reduction, Operational Continuity	Parks & Rec, Public Works	FEMA HMGP, CAL FIRE Urban Forestry	18 months	2	Yes
High Wind/Storms	Wind-Resistant Building Code Update	Update local building codes to include enhanced wind-load requirements for new development and retrofits.	Older commercial buildings, critical facilities	Built Environment, Property Protection	Building & Safety, Planning	FEMA HMGP, CDBG-DR	2 years	2	No

Hazard	Action	Description	Vulnerability	Goals	Coordinating Agency	Funding Source	Timeline	Priority	In 2018 LHMP Update?
High Wind/Storms	Storm Response Equipment Modernization	Procure updated field response equipment to expedite post-storm cleanup and power restoration efforts.	Public Works and first responders	Continuity of Operations	Public Works, Emergency Services	UASI Equipment Grants, City Budget	1 year	3	No
High Wind/Storms	Community Wind Safety Awareness	Conduct multilingual outreach to prepare households for high wind events and distribute readiness checklists.	Seniors, renters, LEP populations	Public Awareness, Emergency Preparedness	Emergency Services, Community Services	Cal OES Alert & Warning Grant	1 year	3	Yes
Fire	Air Filtration in Public Buildings	Install HEPA filtration and create clean air rooms in schools, libraries, and shelters for wildfire smoke events.	Children, elderly, medically vulnerable	Life Safety, Health Protection	Public Works, Public Health	FEMA HMGP, AQMD, CDC Climate Resilience Funds	2 years	1	No
Fire	Backup Power for Emergency Shelters	Provide solar+storage systems for emergency shelters to operate through wildfire smoke and outages.	Unhoused, medically fragile	Continuity of Services	Emergency Services, Public Works	Cal OES, CPUC Equity Resilience Grants	1 year	1	No
Fire	Vegetation Fuel Load Assessment	Identify and map wildland vegetation in fringe areas and river-adjacent corridors to guide defensible space efforts.	Industrial fringe zones, stormwater channels	Environmental Protection, Wildfire Risk Reduction	Planning, LA County Fire, Cal Fire	CAL FIRE Fire Prevention Grant, FEMA HMGP	18 months	2	No
Fire	Multilingual Wildfire/Smoke Alerts	Expand emergency alerting for wildfire and air quality events in multiple languages with evacuation and sheltering instructions.	LEP communities, elderly	Risk Communication, Public Awareness	Emergency Services, IT	Cal OES Alert Grant	1 year	2	Yes
Fire	Portable Air Cleaner Distribution	Distribute portable air purifiers to low-income households with health risks prior to wildfire season.	Renters, elderly, respiratory illness patients	Health Equity, Preparedness	Housing Division, Public Health	AQMD, FEMA HMGP, CDC, Local Emergency Funds	2 years	3	No
Flooding	San Gabriel River Flood Risk Reduction	Upgrade flood control infrastructure along the San Gabriel River near industrial zones to address flood risk.	Industrial zones, roadways, older storm systems	Infrastructure Protection, Economic Continuity	Public Works, LA County Flood Control	FEMA FMA, Army Corps Silver Jackets, Cal OES	3–5 years	1	Yes
Flooding	Storm Drain Catch Basin Retrofit Program	Retrofit undersized storm drains in neighborhoods to reduce nuisance and structural flooding.	Residential zones near Slauson Blvd.	Public Safety, Infrastructure Resilience	Public Works, Planning	FEMA HMGP, State Water Board SRF	2–3 years	2	Yes

Hazard	Action	Description	Vulnerability	Goals	Coordinating Agency	Funding Source	Timeline	Priority	In 2018 LHMP Update?
Flooding	Parcel-Level Flood Map & Public Platform	Create an interactive, multilingual GIS platform for parcel-based flood risk awareness and preparedness messaging.	Residents, renters, small business owners	Risk Awareness, Community Preparedness	GIS Division, Emergency Services, IT	State Innovation Grants	12 months	3	No
Flooding	Flood Insurance & Elevation Education	Expand outreach on FEMA NFIP participation and provide support for elevation certificates and retrofit options.	Low-income property owners, small businesses	Property Protection, Economic Stability	Planning, Building & Safety, NFIP Coordinator	FEMA CTP	2 years	3	Yes
Flooding	Green Infrastructure in Parks and Streets	Install bio-retention basins, permeable paving, and tree wells to reduce runoff and enhance stormwater management.	Parks, school grounds, urban streets	Environmental Protection, Urban Resilience	Public Works, Parks & Rec	Prop 1, DWR IRWM, SCAG REAP 2.0	2–4 years	2	No
Power Outage	Backup Power for Critical Facilities	Install solar + battery or microgrid backup systems at fire stations, EOCs, and water pump facilities to maintain continuity during outages.	Critical infrastructure, emergency services	Continuity of Operations, Life Safety	Public Works, Emergency Services, Sustainability	CPUC Equity Resilience Grant, Cal OES Energy Resilience	1–2 years	1	No
Power Outage	Vulnerable Population Resilience Program	Identify and enroll high-risk residents (e.g., medical equipment users, elderly) in backup battery and generator distribution or rental programs.	Medically dependent residents, elderly, disabled	Health Protection, Equity	Emergency Services, Community Services	FEMA HMGP, DOE Energy Justice Grant, CPUC Medical Baseline	2 years	2	No
Power Outage	Microgrid Feasibility Study	Conduct a citywide feasibility study for distributed energy resources and microgrids serving municipal operations, shelters, and commercial hubs.	City operations, shelters, economic hubs	Infrastructure Resilience, Economic Continuity	Sustainability Office, Public Works	DOE Microgrid Program, CEC EPIC Grants	Within 18 months	3	No
Power Outage	Undergrounding Priority Corridors	Identify and phase in undergrounding of power lines in high-priority corridors serving emergency and industrial operations.	Industrial zones, transportation corridors	Infrastructure Protection	Public Works, SCE, Planning	FEMA HMGP, CPUC Grid Resilience Program, Local CIP	3–5 years	2	No
Power Outage	Grid-Integrated Emergency Alert System	Upgrade backup power and communication redundancies at alerting towers, mobile messaging systems, and traffic control during blackouts.	Public alert systems, road safety	Public Safety, Operational Continuity	IT Department, Emergency Services	Cal OES Warning Grant, FEMA HMGP	1–2 years	3	Yes
Cyberattack / IT Disruption	Cybersecurity Assessment and Hardening	Conduct full cybersecurity risk audit for city networks, SCADA systems, and critical infrastructure; implement enhanced firewalls and redundancies.	City utilities, communications, traffic control	Continuity of Operations, Life Safety	IT Department, Public Works	FEMA HMGP, DHS Cybersecurity Grant Program,	Within 1 year	1	No

Hazard	Action	Description	Vulnerability	Goals	Coordinating Agency	Funding Source	Timeline	Priority	In 2018 LHMP Update?
Cyberattack / IT Disruption	Backup SCADA and Communications Network	Implement redundant, segmented backups of water, sewer, and power infrastructure control systems to reduce downtime risk from attacks.	Utilities, emergency response systems	Infrastructure Resilience	Public Works, Water Division	Cal OES Utility Resilience Funding	2–3 years	1	No
Cyberattack / IT Disruption	Cyber Incident Response Plan Update	Update and test incident response protocols, tabletop exercises, and cross-training for city staff on ransomware, data loss, and continuity.	City services, emergency response, finance systems	Operational Continuity, Governance	IT, Emergency Services, City Manager's Office	DHS Cybersecurity Grant	12 months	2	Yes
Cyberattack / IT Disruption	Citywide Employee Cybersecurity Training	Implement mandatory annual cybersecurity awareness training for all staff and contractors with IT system access.	Staff across departments	Operational Continuity, Risk Reduction	HR, IT, City Clerk	FEMA C&CB, DHS Cybersecurity Training Funds	Ongoing, start within 6 months	3	No
Cyberattack / IT Disruption	IT Systems Physical Security Upgrades	Install access control, surveillance, and physical protection for server rooms, communications hubs, and data centers.	Physical infrastructure for IT	System Protection, Continuity	IT, Facilities, Public Works	FEMA HMGP, Urban Areas Security Initiative (UASI)	2 years	3	No
Dam Failure	Multi-Jurisdictional Dam Failure EOP Annex	Develop a formal EOP annex and GIS evacuation plan in coordination with Whittier Narrows Dam operators and downstream jurisdictions.	Downstream communities, emergency operations	Emergency Planning, Life Safety	Emergency Services, LA County OES, Army Corps	FEMA HMGP, Cal OES Dam Safety Planning Funds	Within 1 year	1	Yes
Dam Failure	Whittier Narrows Dam Inundation Mapping and Evacuation Modeling Project	Partner with USACE and Cal OES to obtain high-resolution dam failure inundation models for Santa Fe Springs; update GIS evacuation zones accordingly.	Downstream industrial zones, transportation corridors, emergency routes	Emergency Planning, Vulnerability Reduction	Emergency Services, Public Works, USACE, LA County OES	Cal OES Dam Safety Planning Funds	1–2 years	1	No
Dam Failure	Emergency Sirens and Mass Notification System	Expand siren and push-alert capabilities in flood-prone areas below Whittier Narrows Dam for rapid warnings.	LEP populations, night-time events	Public Awareness, Life Protection	Emergency Services, IT Department	Cal OES Alert and Warning Grant	1 year	2	Yes
Dam Failure	Vulnerable Populations Evacuation Registry	Establish and maintain a registry of vulnerable residents and develop an evacuation assistance protocol tailored to dam failure scenarios and inundation areas.	Elderly, mobility-limited residents, medical care facilities	Equity, Life Safety, Public Health Resilience	Community Services, Emergency Services, Public Health	FEMA HMGP, HHS At-Risk Individuals Planning Grant	Within 18 months	3	No
Dam Failure	Regional Tabletop Exercise and Public Drill	Conduct annual dam failure drills with public notification and inter-agency coordination to improve readiness.	City departments, schools, residents	Preparedness, Public Engagement	Emergency Services, Schools, LA County OES	FEMA EMPG	Annually, starting Year 1	3	Yes

Hazard	Action	Description	Vulnerability	Goals	Coordinating Agency	Funding Source	Timeline	Priority	In 2018 LHMP Update?
Infectious Disease/Pandemic	Infectious Disease Preparedness Annex	Develop a comprehensive annex to the EOP including protocols for public health coordination, quarantine logistics, and equity-based response.	Seniors, immunocompromised, LEP populations	Life Safety, Emergency Planning	Emergency Services, LA County Public Health	FEMA HMGP, CDC PHEP, BRIC (C&CB)	Within 1 year	1	No
Infectious Disease/Pandemic	Health Facility Backup Power Program	Equip community clinics and care facilities with renewable backup energy systems to ensure continuity of care during extended power outages.	Clinics, nursing homes, homebound residents	Continuity of Operations, Health Infrastructure	Public Works, Public Health, Sustainability	CPUC Equity Resilience Grant, DOE Hospital Resilience	1–2 years	2	No
Infectious Disease/Pandemic	Community Disease Surveillance Network	Build a local data-sharing and syndromic surveillance network for early warning of outbreaks in collaboration with regional partners.	Schools, health care providers, low-income neighborhoods	Risk Awareness, Preparedness	LA County Public Health, Emergency Services	CDC ELC Grant, Cal OES Public Health Planning	2 years	2	No
Infectious Disease/Pandemic	Multilingual Health Communication Toolkit	Produce accessible, culturally relevant materials and alert systems for testing, vaccines, and public health updates in multiple languages.	LEP residents, renters, working-class households	Equity, Public Awareness	Community Services, Emergency Services	FEMA HMGP, CDC Communication Grant, CA Vaccine Equity Initiative	Within 12 months	3	Yes
Infectious Disease/Pandemic	PPE and Medical Supply Storage System	Develop a supply chain management and storage system for PPE, sanitizers, and basic medications to maintain city readiness for future surges.	Emergency responders, clinics, essential workers	Preparedness, Operational Continuity	Emergency Services, Public Works	FEMA HMGP, Cal OES Emergency Medical Stockpile Program	1–2 years	3	No
Terrorism	Critical Infrastructure Access Control	Install and upgrade physical security systems at city-owned facilities including key infrastructure, IT centers, and EOCs.	Water, communications, utilities, emergency operations	Continuity of Operations, Security	Public Works, IT, City Manager's Office	FEMA HMGP, Cal OES Infrastructure Protection, UASI	1–2 years	1	No
Terrorism	Suspicious Activity Reporting Campaign	Launch a citywide "See Something, Say Something" campaign with multilingual flyers, reporting apps, and community meetings.	Public facilities, transit corridors, business districts	Public Awareness, Prevention	Emergency Services, Community Affairs	DHS Homeland Security Public Awareness Grant	Within 1 year	2	No

Hazard	Action	Description	Vulnerability	Goals	Coordinating Agency	Funding Source	Timeline	Priority	In 2018 LHMP Update?
Terrorism	Active Shooter & Facility Lockdown Drills	Coordinate citywide active shooter drills for City Hall, libraries, schools, and other public-facing facilities with law enforcement support.	Municipal buildings, schools, event spaces	Life Safety, Emergency Response	Emergency Services, Police Dept., School District	FEMA EMPG, UASI, Cal OES Homeland Security Training Fund	Begin annually in Year 1	2	Yes
Terrorism	Hazardous Materials Risk Screening	Conduct vulnerability assessments of chemical-handling businesses and train staff on emergency procedures and security protocols.	Industrial zones, transportation hubs	Risk Reduction, Public Health	Fire Dept., Environmental Services, Planning	EPA RMP Funds, FEMA HMGP, Cal OES Hazardous Materials Planning Grant	2–3 years	3	Yes
Terrorism	Interoperable Emergency Communications System	Upgrade police, fire, and emergency communications systems to secure, encrypted, and interoperable formats citywide.	Emergency responders, dispatch network	Operational Continuity, Resilient Communications	IT, Emergency Services, Police Dept.	DHS SAFECOM, FEMA HMGP, UASI	2 years	2	No

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6.4 Status of Prior Mitigation Actions

Mitigation Action Item	2018 LHMP Comments and Status	Reason for Not Being Included
Install Weather Radios in All City Facilities	Deferred in 2018 LHMP; not implemented	Superseded by citywide multi-channel alert system upgrades under Cal OES and FEMA Alert & Warning programs
Hard Copy Distribution of Evacuation Maps to All Households	Deferred; proposed in earlier outreach efforts	Digital platforms with multilingual capability are now more effective and can be updated in real time
Dedicated Pandemic Isolation Facility Conversion	New concept raised during COVID-19	Not feasible given local capacity: instead, existing shelter and medical resilience strategies have been prioritized
Install Wind Sensors on All Traffic Signals and Poles	Not previously included; suggested by external consultant	Cost-prohibitive and limited operational value relative to higher-priority storm-hardening and vegetation strategies
Citywide Mandatory Earthquake Insurance Program (Opt-In)	Not included in previous LHMPs	Infeasible for local government to mandate; education and outreach for private enrollment through CEA is preferred
Extensive Dam Reconstruction Advocacy Campaign (Whittier Narrows)	Raised during prior regional discussions	Dam safety and long-term reconstruction are under Army Corps jurisdiction; not within city scope for mitigation actions
Development of a City-Owned Emergency Water Supply Tank	Deferred; mentioned in prior stakeholder roundtables	Regional potable supply systems and mutual aid agreements are more cost-effective; drought annex covers contingency
Floodproofing Grants for Private Commercial Properties	Revised version included in 2018 plan	Not selected due to low uptake during past cycles and limited flood depth scenarios in commercial areas
Hazard Mitigation Action Mobile App for Residents	Not included previously; identified in 2024 workshop	Lacks capacity for development and ongoing management; existing communication systems and social media are preferred
Downtown Bollard Installation for Vehicle Attacks (Terrorism)	Discussed internally with Planning and Police	Evaluated as lower-priority; passive barriers already exist in key areas and other hardening projects prioritized
Evacuation Boats or Amphibious Vehicles for Flood Response	Not previously included	Not applicable given topography and flood severity levels in Santa Fe Springs; localized flooding doesn't justify cost
City-Owned Isolation HVAC Systems for Public Buildings	Raised during COVID response assessment	High capital cost; air filtration and backup power strategies included instead for public health resilience
Smart Meter Data Integration into Public Health Alerts	Mentioned in resilience tech review workshop	Utility jurisdiction and privacy barriers limit near-term feasibility
Mandatory Retrofitting Ordinance for Unreinforced Masonry Buildings	Previously discussed; deferred due to legal concerns	Legal limitations and property owner resistance make mandatory enforcement infeasible without state enabling legislation
Monthly Hazard Awareness Newsletter	Completed and discontinued post-2018 due to limited engagement	Shift toward more effective real-time and seasonal alerting via SMS and social media
Installation of Smart Water Leak Detection Sensors in Homes	Proposed via SCAG ODS toolkit	Cost-sharing model not in place; incentives and outreach via MWD conservation program preferred
Hazard-Themed Art Installations/Public Campaigns	Raised during public outreach planning	Education strategies prioritized formal trainings, multilingual flyers, and alerts over symbolic engagement efforts
Hazard Mitigation Advisory Board with Public Appointments	Suggested in 2004 LHMP, never formed	Stakeholder engagement now incorporated through Planning Commission and General Plan Advisory Committees
Mandated Evacuation Drills for Private Sector Employers	Not previously included	Beyond municipal jurisdiction; instead, partnerships encouraged via Chamber and Ready LA County
Installation of Barriers Along Overpasses for Anti-Terrorism	Concept mentioned during 2018 planning	Risk assessment determined low likelihood; priority given to interoperable communications and access control
On-Site Water Storage Tanks at All Critical Facilities	Identified in 2004 plan as long-term strategy	Deferred in favor of upgraded pump redundancy and mutual aid agreements for potable water access
Emergency Financial Assistance Fund for Small Businesses	New idea from Economic Development Element alignment	Not eligible under current FEMA hazard mitigation funding; better pursued through ARPA, SBA, or economic recovery grants

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6.5 Actions Considered but Not Included

Hazard	Mitigation Action Item	2018 LHMP Timeline	2018 LHMP Comments and Status	Current Status (as of 2025 LHMP Update)
Earthquake	Identify and retrofit unreinforced masonry (URM) buildings	3–5 years	Deferred; lacked enforcement mechanism; considered high-cost	Deferred again; included for future feasibility study
Multi-Hazard	Update and maintain the Local Hazard Mitigation Plan every 5 years	Ongoing	FEMA requirement; retained from 2004 plan	Completed; current plan is 2025 update
Earthquake	Conduct public outreach on earthquake preparedness and response	1–2 years	New in 2018; multilingual materials needed	Revised and continued as part of outreach strategy
Flooding	Improve stormwater drainage infrastructure in priority areas	1–3 years	CIP coordination needed; capacity limitations in older neighborhoods	Revised; now “Storm Drain Retrofit Program”
Flooding	Maintain participation in the National Flood Insurance Program (NFIP)	Ongoing	Ongoing compliance; outreach recommended	Continued; linked to NFIP education in 2025 plan
Multi-Hazard	Provide CERT training for community members	1–2 years	Reinstated program with County support	Partially completed; maintained in outreach plan
Multi-Hazard	Encourage backup generator installation for critical facilities	1–3 years	Identified gaps in generator coverage at city facilities	Expanded in 2025 plan as “Backup Power for Critical Facilities”
Multi-Hazard	Improve hazard-related public information access (website, mailings)	Ongoing	Deferred; limited staff capacity; suggested leveraging digital tools	Continued with modernization; website and multilingual alert system added
Dam Failure	Review and update dam failure inundation maps and warning procedures	1–2 years	New in 2018; maps received from Army Corps	Revised; included as “EOP Dam Failure Annex”
Terrorism	Conduct threat assessments of critical infrastructure	1–2 years	Coordinated with regional law enforcement	Expanded in 2025 as “Critical Infrastructure Access Control”
Wildfire (Smoke Impact)	Distribute air quality warnings during fire season	Annual	New; smoke considered an indirect hazard	Continued; incorporated into “Multilingual Smoke Alerts”
Heat	Encourage hydration, cooling, and education programs during heat events	1–2 years	Added during 2018 review based on rising heat concerns	Expanded into “Resilience Hubs” and related actions
Multi-Hazard	Coordinate hazard planning with neighboring jurisdictions	Ongoing	Ongoing through LA County OES	Continued; multi-jurisdiction coordination strengthened in 2025 plan
Earthquake	Promote drop, cover, and hold drills in schools and city facilities	1–2 years	Schools participated in ShakeOut; needed formal citywide coordination	Continued; part of outreach and training strategy
Cyber/IT	Backup city servers and critical records offsite	1–2 years	Deferred; IT capacity limited	Revised and included in “Cybersecurity Hardening” actions
Flooding	Conduct outreach to businesses in minor flood areas	1–2 years	Deferred; lack of staff to implement	Not included; superseded by new risk communication tools
Earthquake	Encourage use of automatic gas shutoff valves	3–5 years	Public education recommended	Continued as voluntary action; not mandated
Drought	Implement water conservation programs in city facilities	1–3 years	Partially implemented via DWP programs	Expanded into “Landscape Transformation” and “Recycled Water Infrastructure”
Multi-Hazard	Maintain and test emergency communications capabilities	Ongoing	Citywide system audit needed	Revised and included in communications upgrades

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6.6 Implementation & Monitoring

Prioritization Criteria

The LHMP describes a prioritization process that evaluates mitigation actions using several criteria, including cost-benefit review, anticipated risk reduction, technical feasibility, implementation capacity, social equity, and environmental co-benefits. As part of this process, actions are scored and assigned a priority level (High, Medium, Low) based on their overall effectiveness and alignment with local capabilities and funding availability. The cost-benefit review is used to assess whether the expected benefits of a proposed action—such as avoided losses or reduced vulnerability—justify its implementation cost, helping ensure resource-efficient investment in risk reduction.

Responsible Agencies & Implementation Timeline

The successful execution of the Santa Fe Springs Local Hazard Mitigation Plan (LHMP) requires coordinated action among multiple city departments, regional partners, and state and federal agencies. This section outlines the designated lead and supporting agencies for implementation, as well as anticipated timelines for initiation and completion of mitigation actions.

The Santa Fe Springs Fire Department (SFSFD) serves as the lead agency for overall emergency management, disaster mitigation, and plan coordination. SFSFD leads preparedness planning and directs community disaster training. SFSFD is responsible for tracking the overall implementation of mitigation actions, maintaining the LHMP, and coordinating with external partners such as Cal OES, FEMA, and Los Angeles County.

- **Santa Fe Springs Fire Department (SFSFD):** LHMP coordination and annual progress tracking, emergency preparedness planning, public education, and CERT training, fire prevention, hazardous materials mitigation, and regional mutual aid coordination
- **Santa Fe Springs Police Services:** Emergency evacuations, traffic management, and public safety operations, critical infrastructure protection and public communications during disasters, law enforcement coordination for terrorism, civil unrest, and multi-hazard incidents
- **Public Works Department:** Floodplain and stormwater management, debris removal and infrastructure restoration post-disaster, implementation of structural mitigation projects for roads, buildings, and utilities, coordination of the Capital Improvement Program (CIP)
- **Capital Projects & Engineering Division (under Public Works):** Design and delivery of seismic retrofit, stormwater, and transportation resilience projects, evacuation route planning and resilient infrastructure design
- **Community Development Department:** Enforcement of California Building Code seismic and floodplain standards, zoning, land use, and policy-based mitigation Implementation of climate adaptation and extreme heat reduction strategies

Each mitigation action identified in Section 6.3 – Mitigation Action Plan Table includes:

- A responsible coordinating agency (lead)
- Supporting agencies where applicable
- A proposed implementation timeframe, categorized as:
    - Short-Term (0–1 year)
    - Mid-Term (1–3 years)
    - Long-Term (3–5 years)
    - Ongoing (recurring or policy-based actions)

Mitigation actions will be integrated into the City's Capital Improvement Plan (CIP), Annual Departmental Budgets, and the Emergency Operations Plan (EOP) as appropriate.

SFSFD will meet annually with designated action leads to review implementation progress, assess barriers, identify funding opportunities (e.g., FEMA HMGP, FMA, Cal OES programs), and make adjustments to timelines and responsibilities as needed.

Performance Metrics & Reporting

To ensure accountability and measure progress, the City will track the implementation of each mitigation action using specific performance metrics. These will be reviewed and updated during regular plan maintenance and during funding application development.

Performance monitoring will be structured around the following indicators:

- **Implementation Milestones**: Completion of key steps such as feasibility studies, grant applications, design, permitting, and construction
- **Project Completion Rate**: Percentage of total actions initiated and completed within each 5-year LHMP cycle
- **Funding Leveraged**: Amount of federal, state, and local funding secured for mitigation implementation (e.g., FEMA HMGP, Cal OES, CPUC)
- **Risk Reduction Achieved**: Quantitative and qualitative reductions in risk, such as:
    - Number of critical facilities retrofitted
    - Square footage of stormwater improvements
    - Number of households reached through outreach or served by resilience programs
- **Community Engagement**: Number of participants in mitigation-related outreach, trainings, and workshops
- **Equity Metrics**: Percentage of actions implemented in CalEnviroScreen-designated disadvantaged communities or benefiting socially vulnerable populations

Reporting will occur through three key mechanisms:

- **Annual Mitigation Implementation Review Memo:** Each year, Emergency Services will compile a memo summarizing:
    - Actions completed or initiated
    - Any delays or constraints encountered
    - Upcoming priorities and funding needs
    - A status summary of each mitigation action (not started, in progress, completed, deferred)
- **FEMA 5-Year LHMP Update Cycle Reporting**: At the start of each LHMP update cycle, the City will conduct a comprehensive evaluation of:
    - All mitigation actions from the prior plan
    - Quantitative progress on metrics
    - Revised priorities based on new data and risk assessments
    - Documentation of actions completed, revised, or not implemented, with justifications
- **Grant Reporting and Post-Award Performance Tracking:** For all mitigation projects funded by external sources (e.g., FEMA, Cal OES), the City will comply with federal and state performance monitoring requirements, including quarterly progress reports, cost tracking, benefit-cost validation (as applicable), and outcome summaries.

SECTION 7 – PLANNING, MAINTENANCE AND ADOPTION

Element A Requirements
A1. Does the plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement 44 CFR § 201.6(c)(1))
A2. Does the plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development as well as businesses, academia, and other private and non-profit interests to be involved in the planning process? (Requirement 44 CFR § 201.6(b)(2))
A3. Does the plan document how the public was involved in the planning process during the drafting stage and prior to plan approval? (Requirement 44 CFR § 201.6(b)(1))
A4. Does the plan describe the review and incorporation of existing plans, studies, reports, and technical information? (Requirement 44 CFR § 201.6(b)(3))

7.1 Planning Process

Santa Fe Springs' Local Hazard Mitigation Plan (LHMP) is designed to meet the requirements of the Disaster Mitigation Act of 2000 (DMA 2000) and to ensure that the City of Santa Fe Springs is eligible for all appropriate benefits under state and federal law and practices. The LHMP planning process considers natural and human-caused hazards facing the City, ensuring compliance with all FEMA and Cal OES guidance and supporting plan review and approval.

The LHMP planning team gathered information from a variety of sources, including participating municipal departments, local organizations and utilities, regional planning agencies, and residents of Santa Fe Springs. Hazard mitigation strategies were developed through an extensive, iterative process involving internal subject matter experts and external stakeholder feedback.

As listed on page 4 of this Plan, the Planning Team consisted of:

Santa Fe Springs Fire Department

Chad Van Meeteren – Fire Chief
Michael Kozicki – Assistant Fire Chief

Stakeholder Group

Lang Cottrell - Regional Director - Southwest at Goodman
Margarita Martinez – Site Manager and HR Director, Heraeus Precious Metals
Wendy Meador-Kunert. Business Intelligence Manage at Tangram Interiors
Daniel Moreno – Regional EHS Manager at Valvoline
Sandra Perez - Environment, Health and Safety Manager at Collins Aerospace
Nathaniel Shearer - Vice President of Operations at Steven Label Corporation

Raman Venkat – Chief Executive Officer, LeFiell Manufacturing
Stephane Wandel - Director of Acquisitions & Development, The Orden Company

Jacob Green and Associates

Patrick Marchman, AICP CEP, SCR - Project Manager

The planning process began with a kickoff meeting in October 2024, convening the primary members of the City's Planning Team. The consultants (JGA) worked closely with the team, with bi-weekly check-ins throughout the process. Hazards workshops took place in December 2024 involving both members of the Stakeholder Committee and the Planning Team. Two public meetings were subsequently held in January 2025, one in-person and one virtual to maximize opportunities for participation.

The draft plan was completed in April 2025. Following necessary edits based on internal review, the draft plan was made available to secondary stakeholders, including the general public and adjacent jurisdictions

The Planning Team incorporated comments into a Final Draft Plan, which was submitted to Cal OES and FEMA Region IX for review and conditional approval. Following incorporation of mandated revisions, a Final Plan was returned to Cal OES and FEMA for formal approval. The final FEMA-approved LHMP was presented to the Santa Fe Springs City Council on XXXXXXX for adoption by resolution. A copy of the adoption resolution was forwarded to FEMA for formal acknowledgment and record.

The planning area for this LHMP includes the entire jurisdictional boundary of the City of Santa Fe Springs. The risk assessment was conducted for this complete area and includes analysis of hazard exposure, probability, and vulnerability for both current and future conditions, in accordance with 44 CFR §201.6(c)(2). All Planning Team members, with the exception of outside technical consultants, were affiliated with the City of Santa Fe Springs. Coordination occurred through a series of dedicated planning meetings, internal work sessions, and standing project check-ins to ensure consistency and interdepartmental alignment.

The Planning Team compiled a comprehensive stakeholder contact list across multiple sectors and agencies, inviting their participation throughout the planning process. Neighboring jurisdictions and school districts were also contacted following completion of the First Draft Plan.

In compliance with 44 CFR §201.6(b)(3), the planning process incorporated existing plans, studies, and technical resources relevant to Santa Fe Springs. The following documents were reviewed and referenced:

Plan / Document	Description
2018 Santa Fe Springs LHMP	The previously adopted plan provided baseline hazard descriptions, local capability assessments, and action tracking.
Santa Fe Springs 2040 General Plan & Elements	Provided demographic, land use, mobility, infrastructure, and environmental context for the updated risk assessment and capability review.
2023 California State Hazard Mitigation Plan (Cal OES)	Used to ensure consistency with state hazard profiles, climate adaptation integration, and mitigation funding priorities.
Los Angeles County Multi-Jurisdictional Hazard Mitigation Plan (2020)	Informed cross-jurisdictional risk context for regionally significant hazards such as earthquakes, drought, and air quality.
California's Fourth Climate Change Assessment – Los Angeles Summary Report	Provided data on climate-driven risks including extreme heat, wildfire, and hydrologic stress.

Other external resources included data from commercial climate risk providers and information from the Southern California Association of Governments (SCAG). These materials were used in the risk assessment, capability analysis, and mitigation strategy sections.

7.2 Plan Update

Element E: Plan Update Requirements
E1. Was the plan revised to reflect changes in development? (Requirement 44 CFR § 201.6(d)(3))
E2. Was the plan revised to reflect changes in priorities and progress in local mitigation efforts? (Requirement 44 CFR § 201.6(d)(3))

The City of Santa Fe Springs' previous LHMP update was completed in 2018. This 2025 update uses data from the U.S. Census Bureau, SCAG Local Profile (2023) and the recently adopted Santa Fe Springs 2040 General Plan to examine how development trends and demographic changes impact the City's hazard vulnerabilities. Further information on land use, infrastructure, and community conditions can be found in Section 2.

This update to the City's LHMP represents a comprehensive plan revision, integrating updated risk data, expanded hazard profiles, and new planning requirements. It reflects and operationalizes the most recent FEMA mitigation planning guidance (April 2023) and Cal OES climate and equity criteria.

- This LHMP update incorporates projected climate change impacts into every relevant hazard profile to more accurately describe how temperature rise, precipitation shifts, and wildfire risk may evolve. These insights are also reflected in proposed mitigation actions to advance community adaptation and resilience.
- This update also integrates equity throughout the plan to ensure that mitigation priorities center and respond to the needs of Santa Fe Springs' most at-risk populations.

Priorities for this Plan Update

Priorities for this 2025 plan update were shaped by new FEMA guidance, updated hazard data, and lessons learned from the previous planning cycle. Key priorities included:

- Expanding analysis of climate-related hazards such as extreme heat and drought;
- Improving integration of hazard mitigation planning with the City's capital improvement and emergency management efforts;
- Strengthening consideration of equity and vulnerable populations in the risk and capability assessments;
- Updating mitigation actions to reflect progress made since 2018 and current funding and implementation opportunities;
- Enhancing consistency with the California State Hazard Mitigation Plan and Los Angeles County MJHMP (2020).

These priorities reflect the City's continued commitment to reducing risk while aligning with evolving hazard conditions, planning standards, and community needs.

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7.3 Stakeholder Involvement

Stakeholders were involved at multiple stages in the plan development process. As part of the initial research and analysis setting the foundation for the Plan, documents from not only the City of Santa Fe Springs but also from neighboring jurisdictions and regional planning partners were used to inform the Plan's context development. A stakeholder meeting specifically focused on hazards assessment was held on December 4, 2024.

Meetings of the core planning team were held biweekly and as otherwise required throughout the project.

• Agencies that have the authority to regulate development

- Santa Fe Springs Community Development Department
- Planning and Building Safety Division

• Neighboring communities

- Copies of the initial draft LHMP were sent for review and comment to the cities of:
  - City of Pico Rivera
  - City of Norwalk
  - City of Downey
  - City of La Mirada
  - City of Whittier
  - City of Commerce

• Local and regional agencies involved in hazard mitigation activities

- Southern California Association of Governments (SCAG)
- Los Angeles County Office of Emergency Management

• Representatives of businesses, academia, and other private organizations

- Outreach was conducted to entities with relevant technical knowledge and major local employers, including:
  - Southern California Edison
  - SoCalGas
  - Santa Fe Springs Chamber of Commerce

• Representatives of nonprofit organizations, including community-based organizations that work directly with and/or provide support to underserved communities and socially vulnerable populations

- Outreach was conducted to the following organizations:
  - Los Angeles County Department of Public Health – SPA 7
  - PIH Health Whittier Hospital
  - Southeast Area Social Services Funding Authority (SASSFA)
  - Santa Fe Springs Family and Human Services Division
  - Catholic Charities of Los Angeles – Santa Fe Springs Office

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7.4 Public Involvement

The City of Santa Fe Springs provided members of the public several opportunities to participate in the planning, design, and review phases of the Local Hazard Mitigation Plan (LHMP). Public input and discussion were facilitated during staff presentations and through designated “public comment” periods at City meetings. In addition, members of the public, local commissioners, and City Council members were given the opportunity to provide input and recommendations verbally, through emails, and via digital comment forms.

Public outreach for input on the Plan took place in several formats, including online, in print, and in person:

- A multilingual community survey in English and Spanish was made available on the City’s website through January 2025, allowing residents to share their experiences and perspectives regarding hazards affecting the City and potential actions to reduce risk.
- Notifications and survey links were posted on the City’s website, on social media platforms, and promoted by the City Manager’s Office and Department of Fire-Rescue.
- An in-person Hazards Workshop was held on January 16, 2025 at the Santa Fe Springs Fire Department headquarters, allowing members of the public and city staff to provide input.
- A Virtual Public Meeting was held one week later on January 23, 2025, using the same content and presentation format as the in-person workshop, and allowing community members to participate remotely.
- The Draft LHMP was published to the City’s website in May 2025 for a two-week public comment period, and comments received were reviewed and integrated into the final draft.

Survey results summaries are included in the Appendices to the Plan, alongside public meeting presentation slides, printed and digital notification examples, and outreach materials posted on social media and the City’s website.

Public involvement was meaningful and influential in shaping the Plan. Feedback directly informed the refinement of several mitigation actions and the prioritization of specific hazards. In particular, public input highlighted concern about extreme heat, wildfire smoke impacts, and power outages, prompting enhancements to hazard characterizations and the development of mitigation actions focused on resilience hubs, tree canopy expansion, and energy reliability. Many public comments acknowledged climate change as a growing concern, reinforcing FEMA’s emphasis on considering impacts beyond the five-year planning horizon.

Copies of the final LHMP Update will be catalogued and made available at City Hall, the Santa Fe Springs Library, and the Department of Planning and Community Development. The existence and locations of these copies will be publicized via the City’s website and social media channels. A copy of the Plan and any proposed amendments will remain available on the City’s website throughout the Plan's lifecycle. The website will also include a designated email address and phone number for ongoing public comment, recommendations, and inquiries.

The Hazard Mitigation Coordinator will work with other City departments to create opportunities for public involvement throughout the Plan's five-year cycle. These opportunities may include outreach through existing public meetings (e.g., public safety open houses, resilience fairs, Community Services events, and emergency preparedness workshops) as well as regular updates to City Council during public sessions.

Specific annual events and outreach channels identified to promote public involvement in hazard mitigation planning include:

- National Fire Protection Association Fire Prevention Week
- Earthquake Preparedness Month (October)

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7.5 Plan Incorporation

The City of Santa Fe Springs addresses statewide planning goals and legislative requirements through its General Plan, Capital Improvement Plan (CIP), Municipal Code, and building and safety regulations. The Local Hazard Mitigation Plan (LHMP) provides a series of recommendations, many of which align closely with the goals and objectives of these existing plans and programs. The City incorporates recommended LHMP mitigation actions through existing procedures to ensure that hazard mitigation remains an integral and ongoing part of city planning and investment efforts.

Incorporation of the 2018 LHMP into Local Planning Mechanisms

Following the adoption of the 2018 Local Hazard Mitigation Plan, the City of Santa Fe Springs integrated relevant goals, mitigation actions, and risk data into a variety of planning mechanisms and operational processes. Key areas of incorporation included:

- Safety Element of the General Plan: The City used information from the 2018 LHMP to inform updates to hazard-related policies, particularly those related to flooding, seismic risk, and hazardous materials.
- Capital Improvement Program (CIP): Several mitigation actions from the 2018 plan, such as storm drain and pump station upgrades, were prioritized for funding and implementation through the CIP process.
- Emergency Operations Plan (EOP): Hazard profiles and vulnerability information were used to inform emergency preparedness procedures and resource allocation strategies.
- Development Review Process: Risk reduction principles from the LHMP were incorporated into development review, especially in areas subject to flooding or adjacent to critical infrastructure.

This integration ensured that hazard mitigation remained a part of broader land use, infrastructure, and public safety decision-making processes during the 2018–2025 planning cycle. This 2025 plan builds on that integration by identifying new opportunities for cross-plan alignment.

Incorporation of the 2025 LHMP into Local Planning Mechanisms

The 2018 Santa Fe Springs LHMP was previously referenced in the Safety Element of the General Plan. In this 2025 update, the LHMP has been developed to take into account the updated General Plan (2040) in compliance with California Senate Bill 379 (SB 379), which requires local jurisdictions to incorporate climate adaptation and resilience strategies into their Safety Elements based on the most current LHMP.

The Safety Element (2024 draft) will reference this LHMP Update, consistent with state guidance. In parallel, planning mechanisms such as the CIP, Housing Element, Environmental Justice Element, and Zoning Code Update will reference LHMP content on a targeted basis where hazard exposure, infrastructure investment, and resilience are directly relevant.

The Community Development Department is responsible for enforcing the California Building Standards Code (Title 24), ensuring hazard-resistant design in accordance with seismic, floodplain, wildfire, and energy efficiency regulations. The Department also collaborates with state agencies and regional partners to ensure building safety regulations reflect evolving climate and hazard risks. This process ensures that life-safety criteria are met for all new construction and substantial renovations.

Some of the LHMP's goals and mitigation actions will be implemented through projects and priorities listed in the Capital Improvement Plan, including infrastructure upgrades, facility retrofits, and green infrastructure investments. City departments develop and review the CIP annually. During this annual CIP review cycle, the Hazard Mitigation Coordinator will coordinate with City departments to assess where LHMP actions align with CIP goals and identify opportunities for incorporation.

Upon FEMA approval of the LHMP, the Hazard Mitigation Coordinator will initiate a structured integration process to embed the LHMP's strategies into relevant City plans and programs. The Hazard Mitigation Coordinator and Hazard Mitigation Planning Team will meet at least annually to:

- Track the integration of mitigation strategies into General Plan implementation, CIP updates, housing and zoning policy, and community investment decisions;
- Ensure consistency between mitigation actions and Citywide goals for climate resilience, public safety, and environmental justice;
- Monitor and document progress toward LHMP implementation; and
- Recommend updates or adjustments to improve integration and effectiveness.

7.6 Monitoring, Evaluating and Updating the Plan

Element D: Plan Maintenance Requirements
D1. Is there discussion of how each community will continue public participation in the plan maintenance process? (Requirement 44 CFR § 201.6(c)(4)(iii))
D2. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating, and updating the mitigation plan within a five-year cycle)? (Requirement 44 CFR § 201.6(c)(4)(i))
D3. Does the plan describe a process by which each community will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate? (Requirement 44 CFR § 201.6(c)(4)(ii))

Monitoring

Under the direction of the Hazard Mitigation Coordinator, the Santa Fe Springs Hazard Mitigation Planning Team will take responsibility for Plan maintenance and implementation. The Hazard Mitigation Coordinator will facilitate annual Planning Team meetings, assign tasks, and ensure that progress on implementation and integration is tracked consistently. This individual will maintain a yearly record of necessary updates to ensure the LHMP reflects the most current hazard data, completed actions, and planning priorities.

The Hazard Mitigation Coordinator will also coordinate with relevant City departments-including Public Works, Planning and Community Development, Fire-Rescue, and Engineering-to track progress on mitigation actions and support alignment with other planning mechanisms (e.g., General Plan Implementation Program, Capital Improvement Plan, Emergency Operations Plan, and Climate Action Plan). Plan implementation and evaluation will remain a shared responsibility among all members of the Planning Team.

The Hazard Mitigation Coordinator will also collaborate with City leadership to secure funding and support for the required five-year update cycle, in accordance with FEMA and Cal OES regulations.

The Planning Team will meet at least once per year to review action status, coordinate interdepartmental implementation, and identify any necessary modifications. These meetings will be scheduled annually following the confirmation of Planning Team representatives. The Hazard Mitigation Coordinator will be authorized to reassign or designate new Planning Team members as needed.

Evaluating

The LHMP will be formally evaluated on an annual basis to assess the effectiveness of existing actions and determine whether changes in development patterns, hazard conditions, or state and federal policies require updates to mitigation priorities. This annual evaluation will follow a consistent schedule and will be led by the Hazard Mitigation Coordinator, who will convene and facilitate the evaluation meeting.

During the evaluation, the Planning Team will review:

- The continued relevance of goals and mitigation actions;
- New or emerging hazards based on updated science or local experience;
- Implementation status of current mitigation actions;
- Progress and setbacks in interagency collaboration.

Each coordinating department will be asked to report on:

- Successes in implementation
- Challenges or barriers encountered
- Lessons learned or recommended revisions
- Interagency coordination performance

If plan revisions are needed, the Hazard Mitigation Coordinator will assign responsible Planning Team members to draft and circulate those changes within three months. All updates will be distributed to City departments, plan holders, and uploaded to the City of Santa Fe Springs website. Substantial revisions will be tracked for incorporation into the next full plan update.

Each annual Planning Team meeting will also include a review of:

- Any changes in the nature or magnitude of identified risks
- The current status of mitigation actions
- Ongoing or new challenges encountered during implementation
- Adjustments to strategies based on changing community needs, funding, or guidance

The evaluation process will include outreach to key internal and external stakeholders such as:

- Neighborhood groups
- Santa Fe Springs Fire-Rescue and Police Services
- Community-based organizations
- Social service providers (e.g., SASSFA, Family and Human Services Division)
- Transportation and Public Works staff

These stakeholders will provide updates on community conditions, equity considerations, and hazard mitigation needs to help inform responsive and inclusive plan improvements.

Updating

The Hazard Mitigation Coordinator will oversee ongoing monitoring and annual evaluation to support timely identification of grant opportunities and alignment with City budgeting cycles. Following adoption of the annual City budget by the Santa Fe Springs City Council, the Hazard Mitigation Coordinator will collaborate with the Planning Team and applicable departments to pursue state and federal mitigation funding such as FEMA's Hazard Mitigation Grant Program (HMGP).

Beginning in Year Four of the five-year LHMP lifecycle, the Hazard Mitigation Coordinator will initiate the formal update process in accordance with 44 CFR §201.6(d)(3). The revised LHMP will be submitted to Cal OES and FEMA for review and approval and will subsequently be adopted by resolution of the Santa Fe Springs City Council.

Public engagement will be a critical component of the update. Citywide meetings will be advertised through a combination of social media, website notifications, direct outreach, and public postings, with special emphasis on reaching:

- Low-income and linguistically isolated residents
- Elderly and persons with access and functional needs
- Community-based organizations
- Youth and seniors involved in parks or community programming

The updated LHMP will be made available:

- Online via the City's website

- Physically at Santa Fe Springs City Hall and the Santa Fe Springs Public Library
- By request through the Planning Department or Emergency Services Division

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7.7 Plan Adoption

Element F: Plan Adoption
F1. For single-jurisdictional plans, has the governing body of the jurisdiction formally adopted the plan to be eligible for certain FEMA assistance? (Requirement 44 CFR § 201.6(c)(5))
F2. For multi-jurisdictional plans, has the governing body of each jurisdiction officially adopted the plan to be eligible for certain FEMA assistance? (Requirement 44 CFR § 201.6(c)(5))

Adoption of the Local Hazard Mitigation Plan by the City's governing body is a core requirement for FEMA and Cal OES approval. Once the Plan is conditionally approved by FEMA and finalized, the Santa Fe Springs City Council will be responsible for formally adopting the Mitigation Plan by resolution. The governing body holds the authority to promote sound public policy around hazard mitigation, resilience, and emergency preparedness.

The City Council will retain authority to update or amend the Plan as needed to reflect changes in local hazard risks, exposures, regulatory requirements, and community needs. Once adopted, the approved LHMP will serve as a foundational policy document, guiding hazard mitigation investments and influencing future growth, infrastructure improvements, and climate resilience strategies.

On [TO BE COMPLETED WITH FINAL DATE], during a regularly scheduled public meeting, the Santa Fe Springs City Council formally adopted the Santa Fe Springs Local Hazard Mitigation Plan (2025 Update). The City Council resolution of adoption is provided in the Appendices of this Plan.

Primary Point of Contact

The Primary Point of Contact for information regarding this Plan is:

Michael Kozicki
Assistant Fire Chief
Santa Fe Springs Fire Department
11300 Greenstone Avenue
Santa Fe Springs, CA 90670
Phone: (562) 944-9713 ex. 3811
Email: michaelozicki@santafesprings.org

APPENDICES

Appendix A: Sample Adoption Resolution

Note to Reviewers: When this plan has been reviewed and approved pending adoption by FEMA Region IX, the adoption resolutions will be signed added to this appendix.

Sample Resolution: City of Santa Fe Springs
Resolution # _____

Adopting the City of Santa Fe Springs Hazard Mitigation Plan

WHEREAS, The City of Santa Fe Springs recognizes the threat that natural and manmade hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

WHEREAS, the U.S. Congress passed the Disaster Mitigation Act of 2000 ("Disaster Mitigation Act") emphasizing the need for pre-disaster mitigation of potential hazards; and

WHEREAS, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments; and

WHEREAS, an adopted Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

WHEREAS, the City of Santa Fe Springs fully participated in the FEMA-prescribed mitigation planning process to prepare this local hazard mitigation plan; and

WHEREAS, the California Office of Emergency Services and Federal Emergency Management Agency, Region IX officials have reviewed the City of Santa Fe Springs Local Hazard Mitigation Plan and approve it contingent upon this official adoption of the participating governing body; and

WHEREAS, the City of Santa Fe Springs desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the City of Santa Fe Springs Hazard Mitigation Plan by reference into the Safety Element of the General Plan in accordance with the requirements of AB 2140; and

WHEREAS, adoption by the governing body for the City of Santa Fe Springs
demonstrates the jurisdiction's commitment to fulfilling the mitigation goals and objectives outlined in this Local Hazard Mitigation Plan; and

WHEREAS, adoption of this legitimizes the plan and authorizes responsible agencies to carry out their responsibilities under the plan.

NOW, THEREFORE, BE IT RESOLVED that the City of Santa Fe Springs adopts the City of Santa Fe Springs Local Hazard Mitigation Plan as an official plan; and

BE IT RESOLVED, that the City of Santa Fe Springs adopts the Santa Fe Springs Local Hazard Mitigation Plan by reference into the safety element of their general plan in accordance with the requirements of AB 2140; and

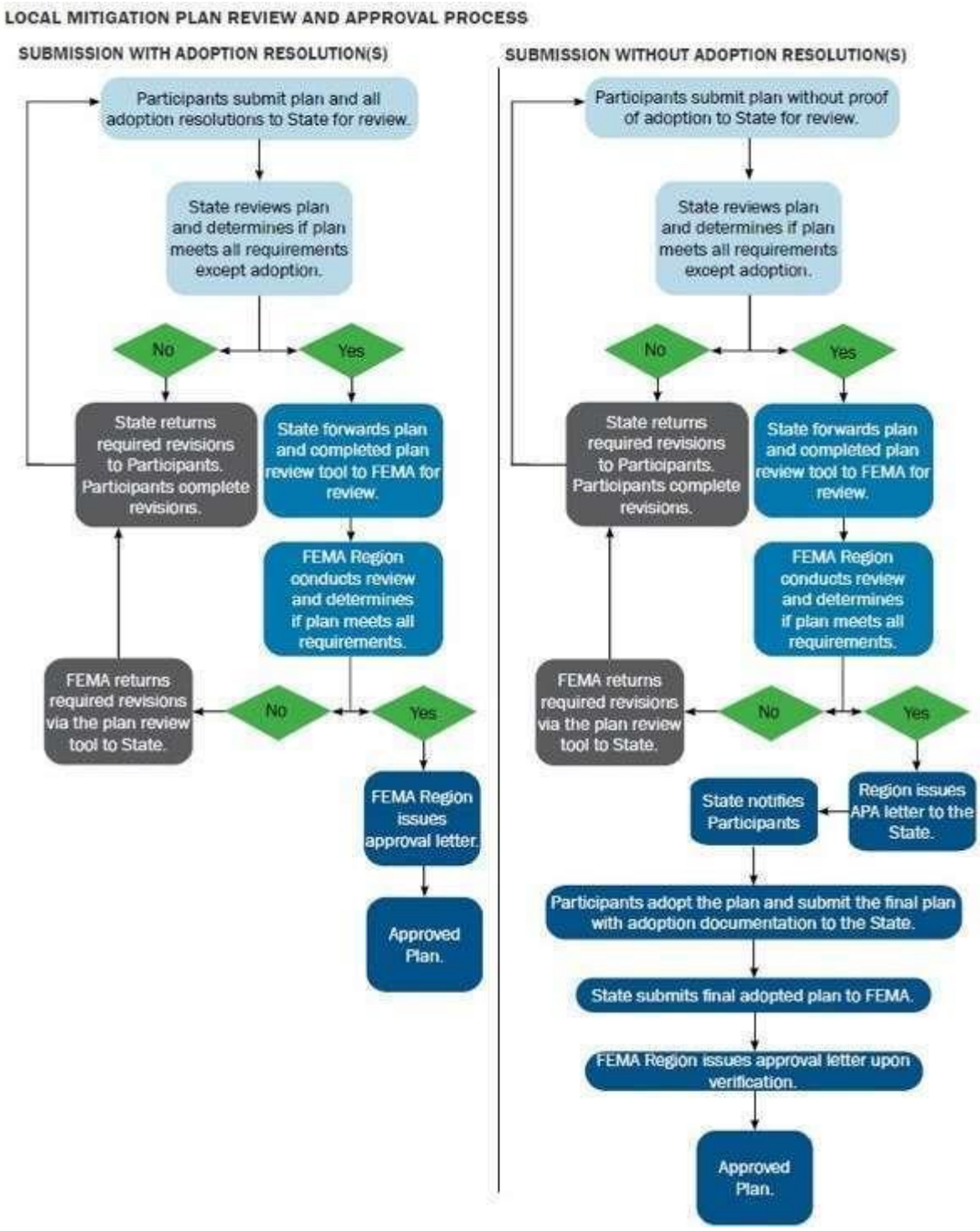
BE IT FURTHER RESOLVED, the City of Santa Fe Springs will submit this adoption resolution to the California Office of Emergency Services and FEMA Region IX officials to enable the plan's final approval in accordance with the requirements of the Disaster Mitigation Act of 2000 and to establish conformance with the requirement of AB 2140.

Passed: _____
(date)

_____
Certifying Official

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Appendix B: LHMP Approval Process



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Appendix C. Public Outreach Documentation

Public meeting flyer, December 2024



City Facebook post, January 7, 2025

City of Santa Fe Springs
January 7 ·

We Want Your Input!

Santa Fe Springs is updating its Local Hazard Mitigation Plan, and your feedback is essential in creating a more resilient future for our community! 🌟

Here are three ways to join the discussion:

1️⃣ In-Person Workshop
🗓️ Thursday, January 16
⏰ 4:00 - 5:30 PM
📍 Santa Fe Springs Fire Headquarters

2️⃣ Virtual Workshop
🗓️ Thursday, January 23
⏰ 7:00 PM
🔗 bit.ly/4gPfDoN

3️⃣ Take the Survey
📝 English survey link:
https://forms.office.com/pages/responsepage.aspx...

Your voice matters! Help us plan for a safer and more prepared community. 🙌 #SantaFeSprings #CommunityInput #SafetyPlanning





City Instagram post, January 7, 2025



Whittier Daily News, January 10, 2025

The City of Santa Fe Springs will hold a public meeting on Thursday, January 16th at 4:00 pm to gather public input for updating our city's Hazard Mitigation Plan. The meeting will be held in person at the Santa Fe Springs Fire Headquarters at 11300 Greenstone Ave., Santa Fe Springs, CA 90670. A virtual meeting for those unable to attend in-person will be held on Thursday, January 23rd online at **bit.ly/4gPfDoN**

The purpose of the public meeting is to allow citizens to provide input to the city's Hazard Mitigation Plan, allowing the public to ensure that their concerns and experiences are included as the process moves forward. A hazard mitigation plan provides a road map for a community to identify hazards that could impact a community and to take actions to reduce negative impacts on citizens, businesses, and the community as a whole. Hazards included for consideration will include earthquake, dam failure, extreme heat, flooding, high winds, drought, and hazardous materials incidents, among others.

For anyone who is not able to attend in person, you may participate through the online survey in English and Spanish:

English: **https://forms.office.com/r/b21GvXZ5Lf**

Español: **https://forms.office.com/r/MvPu9xT7Qs**

Questions about the Hazard Mitigation Plan should be addressed to Jacob Green and Associates, emergency management consultants for the City of Santa Fe Springs; Attn: Patrick Marchman, Senior Advisor for Hazard Mitigation, Climate and Resilience by email at patrick@jacobgreenandassociates.com.

Whittier Daily News
Published: 1/10/25

Appendix D: Survey Results (English)

Responses Overview

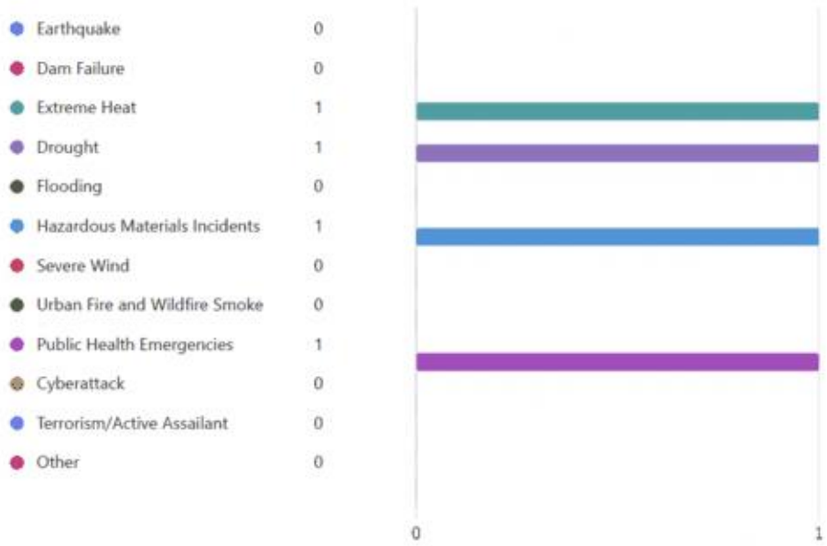
Active

Responses	Average Time	Duration
6	05:11	134 Days

1. Have you or someone you know in the City of Santa Fe Springs been directly impacted by a significant adverse event or disaster? These could include earthquake, wildfire, extreme heat, flooding, high winds, drought or human-caused events.



2. Which of these events specifically have you experienced (select all that apply)?



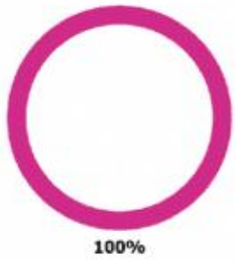
3. If you chose "Other", please identify the type of significant adverse event or disaster that affected you.

0 responses submitted

0
Responses

4. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 years: Earthquakes.

Very Concerned	0
Somewhat concerned	1
Neither concerned nor unconcerned	0
Somewhat unconcerned	0
Very unconcerned	0



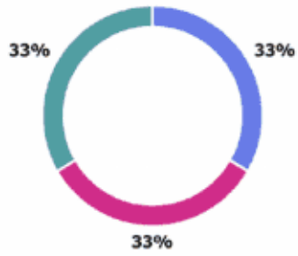
5. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 years: Dam Failure.

Very Concerned	0
Somewhat concerned	0
Neither concerned nor unconcerned	0
Somewhat unconcerned	1
Very unconcerned	0



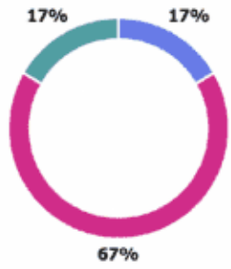
6. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 y ears: Extreme Heat.

Very Concerned	2
Somewhat concerned	2
Neither concerned nor unconcerned	2
Somewhat unconcerned	0
Very unconcerned	0



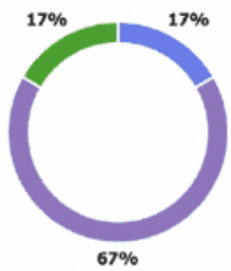
7. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 y ears: Drought.

Very Concerned	1
Somewhat concerned	4
Neither concerned nor unconcerned	1
Somewhat unconcerned	0
Very unconcerned	0



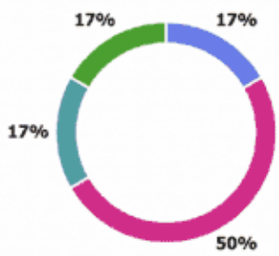
8. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 years: Flooding.

Very Concerned	1
Somewhat concerned	0
Neither concerned nor unconcerned	0
Somewhat unconcerned	4
Very unconcerned	1



9. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 years: Hazardous Materials Incidents.

Very Concerned	1
Somewhat concerned	3
Neither concerned nor unconcerned	1
Somewhat unconcerned	0
Very unconcerned	1



10. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 years: Severe Wind.

Very Concerned	1
Somewhat concerned	2
Neither concerned nor unconcerned	2
Somewhat unconcerned	1
Very unconcerned	0



11. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 years: Urban Fire and Wildfire Smoke.

Very Concerned	2
Somewhat concerned	1
Neither concerned nor unconcerned	3
Somewhat unconcerned	0
Very unconcerned	0



12. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 years: Public Health Emergencies.

Very Concerned	2
Somewhat concerned	1
Neither concerned nor unconcerned	1
Somewhat unconcerned	2
Very unconcerned	0



13. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 years: Cyberattack.

Very Concerned	3
Somewhat concerned	2
Neither concerned nor unconcerned	0
Somewhat unconcerned	1
Very unconcerned	0



14. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 years: Terrorism/Active Assailant.

Very Concerned	2
Somewhat concerned	2
Neither concerned nor unconcerned	1
Somewhat unconcerned	0
Very unconcerned	1

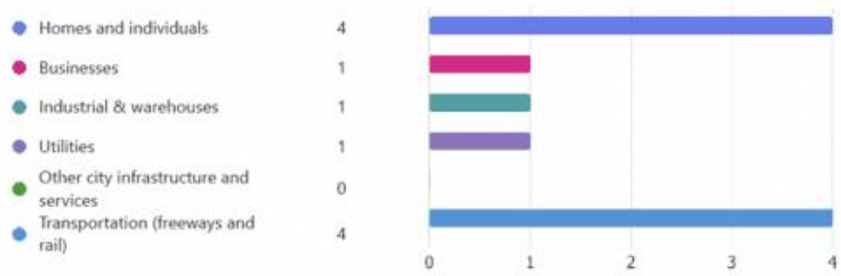


15. Please rate your level of concern for yourself or the City as a whole for each hazard over the next 10 years: Other.

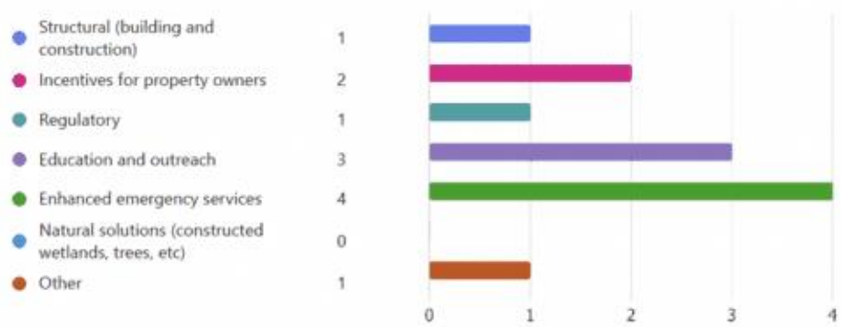
Very Concerned	1
Somewhat concerned	0
Neither concerned nor unconcerned	4
Somewhat unconcerned	0
Very unconcerned	0



16. Where are the greatest areas of threat that these hazards pose?



17. In your view, what categories of actions should the City take to reduce risk for those hazards?



18. If you chose "Other", please add more details here.

1
Responses

Latest Responses
"Public health initiatives.and.Health care solutions"

19. Is there anything else you'd like us to consider? If so, please include your comments here.

1
Responses

Latest Responses
"Train activity. Causes major delays"

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U.S. Department of Homeland Security
FEMA Region 9
1111 Broadway, Suite 1200
Oakland, CA 94607-4052

FEMA

September 17, 2025

Michael Kozicki
Assistant Fire Chief
Santa Fe Springs Fire Department
11300 Greenstone Avenue
Santa Fe Springs, CA 90670

Reference: Hazard Mitigation Plan Approvable Pending Adoption
City of Santa Fe Springs, CA

Dear Michael Kozicki:

The Federal Emergency Management Agency (FEMA) has completed its review of the 2025 City of Santa Fe Springs Hazard Mitigation Plan and has determined that the plan is eligible for final approval, pending its formal adoption by the City of Santa Fe Springs.

Formal adoption documentation must be submitted to FEMA Region 9 within one calendar year from the date of this letter. If the adoption is not received within that timeframe, the plan must be updated and resubmitted for review.

FEMA will issue formal approval of the plan upon receipt of the adoption documentation. Adoption of the plan is required to maintain eligibility for funding under FEMA's Hazard Mitigation Assistance (HMA) programs. All funding requests will be evaluated individually based on the specific eligibility criteria and requirements of the applicable HMA program.

Please note that while local hazard mitigation plans may include additional content to meet Element H: Additional State Requirements or other local objectives, FEMA's Approvable Pending Adoption (APA) status does not constitute review or approval of any content exceeding FEMA's standard mitigation planning requirements.

If you have any questions regarding the planning or review processes, please contact the FEMA Region 9 Hazard Mitigation Planning Team at fema-r9-mitigation-planning@fema.dhs.gov.

Sincerely,

Alison Kearns
Planning and Implementation Branch Chief
Mitigation Division
FEMA Region 9

Enclosure (1)
City of Santa Fe Springs Plan Review Tool, dated September 17, 2025

cc: Robyn Fennig, State Hazard Mitigation Officer, California Governor's Office of Emergency Services
Victoria LaMar-Haas, Hazard Mitigation Planning Chief, California Governor's Office of Emergency Services

ITEM # 17

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

BY: Chad Van Meeteren, Fire Chief

SUBJECT: **RESOLUTION NO. 9985 – SB-1205 ANNUAL INSPECTION OF CERTAIN PROPERTIES**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

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

FISCAL IMPACT

N/A

BACKGROUND

In 2018, California Senate Bill 1205 (SB 1205) added California Health and Safety Code Section 13146.4, which became effective on January 1, 2019. This section requires all fire departments that provide fire protection services to annually report to their administering authority on its compliance with Health and Safety Code Sections 13146.2 and 13146.3. SB 1205 requires every fire department or district providing fire protection services to inspect all public and private schools, hotels, motels, lodging houses, and apartment buildings and certain residential care facilities annually to verify compliance with building standards. (Health and Safety Code §§ 13146.3, 13146.2, 17921(b).)

For the reporting period of July 1, 2024 through June 30, 2025, the Santa Fe Springs Department of Fire-Rescue identified and completed the annual inspection of:

(1) twelve (12) Group E occupancies, buildings, structures, and/or facilities, and
(2) forty-four (44) Group R occupancies, buildings, structures, and/or facilities.

For purpose of this Staff Report, Group E occupancies are generally those public and private schools used by more than six (6) persons at any one time for educational purposes through the 12th grade. Group R occupancies are generally those occupancies containing sleeping units, including hotels, motels, apartments (three units or more), etc., as well as other residential occupancies (including several residential care facilities). These residential care facilities have several different sub-classifications, and they may contain residents or clients with a range of needs, including those related to custodial care, mobility impairments, cognitive disabilities, etc. The residents may also be non-ambulatory or bedridden. Within the City of Santa Fe Springs are forty-four (44) Group R (and their associated sub-categories) occupancies of this nature.

Annual inspections were completed for 100% of the identified buildings, structures, and facilities in both Groups E and R. It is worth noting that for Group R, two (2) additional occupancy inspections were performed in 2025 due to the recently completed projects known as The Whole Child and Lakeland Apartments.

The Department of Fire-Rescue, in coordination with City staff, will continue to evaluate both existing building stock and new development to ensure that all applicable Group E and Group R occupancies receive annual inspections in accordance with SB 1205.

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

N/A

ATTACHMENT(S):

A. Resolution No. 9985

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

APPROVED:
ITEM NO.:

RESOLUTION NO. 9985

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE CHIEF OF THE SANTA FE SPRINGS DEPARTMENT OF FIRE-RESCUE REGARDING THE ANNUAL INSPECTION OF CERTAIN OCCUPANCIES PURSUANT TO SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE

WHEREAS, California Health & Safety Code Section 13146.4 was added in 2018 and became effective on January 1, 2019, requiring all city fire departments to perform an annual inspection and report to its administering authority, or city council, as further described below; and

WHEREAS, California Health & Safety Code Sections 13146.2 and 13146.3 require all fire departments, including the Santa Fe Springs Department of Fire-Rescue, that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities for compliance with building standards, as provided therein; and

WHEREAS, California Health & Safety Code Section 13146.4 requires all fire departments, including the Santa Fe Springs Department of Fire-Rescue, that provide fire protection services to report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3; and

WHEREAS, the City Council of the City of Santa Fe Springs ("City Council") intends this Resolution to fulfill the requirements of the California Health & Safety Code sections 13146.2 and 13146.3; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AS FOLLOWS:

Section 1**.** The City Council finds and determines that the foregoing recitals of fact are true and correct.

Section 2. The City Council expressly acknowledges the receipt of the report of compliance of the Santa Fe Springs Department of Fire-Rescue with California Health and Safety Code Sections 13146.2 and 13146.3 in the area encompassed by the City of Santa Fe Springs, as follows:

A. EDUCATIONAL GROUP E OCCUPANCIES: Educational Group E occupancies are generally those public and private schools used by more than six (6) persons at any one time for educational purposes through the 12th grade. Twelve (12) Group E occupancies, buildings, structures, and/or facilities are within the City of Santa Fe Springs. During the fiscal year 2024/2025, the Santa Fe Springs Department of Fire-

Rescue completed the annual inspection of twelve (12) Group E occupancies, buildings, structures, and/or facilities. This is a compliance rate of 100% for this reporting period.

B. RESIDENTIAL GROUP R OCCUPANCIES: For the purposes of this resolution, Residential Group R occupancies are generally those occupancies containing sleeping units, including hotels, motels, apartments (three units or more), etc., as well as other residential occupancies (including several residential care facilities). These residential care facilities have several different sub-classifications, and they may contain residents or clients with a range of needs, including those related to custodial care, mobility impairments, cognitive disabilities, etc. The residents may also be non-ambulatory or bedridden. Within the City of Santa Fe Springs are forty-four (44) Group R (and their associated sub-categories) occupancies of this nature.

During fiscal year 2024/2025, the Santa Fe Springs Department of Fire-Rescue completed the annual inspection of forty-four (44) Group R occupancies, buildings, structures, and/or facilities. This is a compliance rate of 100% for this reporting period.

Section 3. The City Clerk shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 5th day of November 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
William K. Rounds, Mayor

ATTEST:

_____
Fernando N. Muñoz, City Clerk

ITEM # 18

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

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

SUBJECT: **MEASURE R FUNDING AGREEMENT NO. MR315.41 WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY – AMENDMENT NO. 4**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

1) Approve Amendment No. 4 to Funding Agreement No. MR315.41 with the Los Angeles County Metropolitan Transportation Authority (LACMTA) for the Valley View Avenue and Alondra Avenue Intersection Improvement Project; and

2) Authorize the City Manager to execute Amendment No. 4; and

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

FISCAL IMPACT

The Valley View Avenue and Alondra Avenue Intersection Improvement project is funded through LACMTA's Interstate 605 Corridor "Hot Spot" Interchanges Program, which is included in the Measure R Expenditure Plan. Funding Agreement No. MR315.41 allocated $3,567,129 in Measure R funds for this project. The execution of Amendment No. 4 (Attachment A) to the Funding Agreement will allocate an additional $1,297,371 in Measure R funds for the construction of the project, bringing the total funding to $4,884,371. The entire project is financed by LACMTA, and no local matching funds are required.

BACKGROUND

The intersection of Valley View Avenue and Alondra Boulevard has been identified as a "Hot Spot" in the feasibility study conducted by the Los Angeles County Metropolitan Transportation Authority (LACMTA) for the 91/605/405 corridors. The proposed project for this intersection is consistent with long-term design concepts and is essential for improving both the level of service and overall operational performance of the area. In 2008, voters in Los Angeles County approved Measure R, a half-cent sales tax that went into effect in January 2009. This measure is intended to help finance new transportation projects and programs, as well as to accelerate the completion of those already in progress.

On November 1, 2017, the City and the Los Angeles County Metropolitan Transportation Authority (LACMTA) entered into Agreement No. MR315.41 to improve the intersection at Valley View Avenue and Alondra Avenue. The City requested an increase in funding for the project, amounting to $1,297,371, due to rising construction costs. The Metro Board approved this budget increase on September 17, 2025, and Amendment No. 4 outlines the agreement for the additional funding.

ANALYSIS

The approval of Amendment No. 4 extends the FY 2024-25 funding deadline to June 30, 2028. This extension, together with the allocated Measure R funds, will address the projected shortfall and allow for the completion of intersection improvements.

The project plans and specifications have been completed and staff anticipates seeking City Council approval to advertise for construction bids in December 2025.,

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

Upon approval by the City Council of the recommended actions, staff will coordinate the execution of Amendment No. 4 and continue coordinating the delivery of the project.

ATTACHMENTS:

A. Amendment No. 4 Agreement to Agreement No. MR315.41

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

FTIP #: N/A
Subregion ID: I-605/SR-91/I-405 Corridors "Hot Spots"

Project#: MR315.41
Amendment No. 4
FA# 920000000MR315.41

AMENDMENT No.4 TO MEASURE R FUNDING AGREEMENT BETWEEN CITY OF SANTA FE SPRINGS AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

This Amendment No. 4 to the Funding Agreement (this "Amendment"), is dated as of September 16, 2025 by and between the City of Santa Fe Springs ("Grantee") and the Los Angeles County Metropolitan Transportation Authority ("LACMTA").

RECITALS:

A. Grantee and LACMTA entered into that certain Funding Agreement No. 920000000MR315.41, dated November 1, 2017, which was amended on May 11, 2020, November 19, 2021, and July 1, 2023, (as amended, the "Existing FA"), which Existing FA provides for the Valley View Ave Intersection at Alondra Blvd Improvements, (the "Project"); and

B. WHEREAS, the Grantee desires to increase the Project's budget of Measure R by $1,297,371 from $3,587,000 to $4,884,371 for the PS&E, ROW, and Construction Phases. This amount is within the Board authorized budget increase for the Project, the total new Project budget is $4,884,371 which was approved by the LACMTA Board on January 23, 2025; and

C. WHEREAS, the LACMTA Board, at its January 23, 2025, meeting, reprogrammed the funds as follows: $3,567,129 in Fiscal Year (FY) 2024-25 and $1,297,371 in FY2025-26.

D. WHEREAS, the Funds are currently programmed for the Project as follows: $19,871 in Measure R Funds in FY 2015-16, $3,567,129 in Measure R Funds in FY 2024-25, and $1,297,371 in Measure R Funds in FY 2025-26. The total designated amount for the Project is $4,884,371; and

E. WHEREAS, the funding set forth herein is intended to fund the Plans, Specifications and Estimates (PS&E), Right-of-Way, and Construction phases of the Project; and

F. Grantee and LACMTA desire to amend the Existing FA as provided herein.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Part I, Paragraph 1 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: "Title of the Project (the "Project"): Valley View Ave Intersection at Alondra Blvd – Plans, Specifications, and Estimates (PS&E), Right-of-Way, and Construction. LACMTA Project ID# MR315.41."

2. Part I, Paragraph 2.2 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: "To the extent the Measure R funds are available, LACMTA shall make to GRANTEE a grant of the Measure R funds in the amount of $4,884,371 (the "Funds") for the Project. LACMTA Board of Directors actions on December 3, 2015, October 26, 2017, January 26, 2023, and January 23, 2025 set forth the Measure R Funds for the Project. The Funds are currently programmed in Fiscal Years (FY): $19,871 in FY 2015-16; $3,567,129 in FY 2024-25; and $1,297,371 in FY 2025-26."

3. Part I, Paragraph 6 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following:

"6. Attachment C-4 is the "Scope of Work". The GRANTEE shall complete the Project as described in the Scope of Work. This Scope of Work shall include a detailed description of the Project and the work to be completed, including anticipated Project milestones and a schedule consistent with the lapsing policy in Part II, Section 9, and a description of the Project limits, if applicable. No later than December 31 of each year, GRANTEE shall notify LACMTA if there are any changes to the final milestone date set forth in the schedule or any changes to the Scope of Work. If LACMTA agrees to such changes, the parties shall memorialize such changes in an amendment to this FA. Work shall be delivered in accordance with the schedule and scope identified in this FA unless otherwise agreed to by the parties in writing in an amendment to this FA. If GRANTEE fails to meet milestones or fails to deliver the Project, LACMTA will have the option to suspend or terminate the FA for default as described in Part II, Sections 2, 9, 10 and 11 herein below. To the extent interim milestone dates are not met but GRANTEE believes and can show documentation acceptable to LACMTA supporting GRANTEE'S ability to make up the time so as to not impact the final milestone date, GRANTEE shall notify LACMTA of such changes in its Quarterly Progress/Expenditure Reports and such interim milestone dates will automatically be amended to the latest interim milestone dates provided in the Quarterly Progress/Expenditure Reports Attachment D-2. In no event can the final milestone date be amended by a Quarterly Progress/Expenditure Report."

4. Part I, Paragraph 11 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following:

"11. GRANTEE's Address:

City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
Attention: James Enriquez
Director of Public Works
Phone: (562) 409-7540
E-MAIL: jamesenriquez@santafesprings.org "

5. Part II, Paragraph 3 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following

"3. INVOICE BY GRANTEE

Unless otherwise stated in this FA, the Quarterly Progress/ Expenditure Report, with supporting documentation of expenses, Project progress and other documents as required, which has been pre-approved by LACMTA, all as described in Part II, Section 6.1 of this FA, shall satisfy LACMTA invoicing requirements. Grantee shall only submit for payment the LACMTA pre-approved Quarterly Progress/ Expenditure Report Packets to the LACMTA Project Manager at the email address shown in Part I and to LACMTA Accounts Payable Department as shown below.

Submit invoice with supporting documentation to:
ACCOUNTSPAYABLE@METRO.NET (preferable)
or
mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, CA 90051-0296
All invoice material must contain the following information:
Re: LACMTA Project ID# MR315.41 and FA# 9200000000MR315.41
Nathan Carlson; Mail Stop 99-18-26"

6. Part II, Paragraph 9.1(iv) of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: "(iv) Expending the Funds granted under this FA for allowable costs by the lapsing date. All Funds programmed for FY 2015-16 have been expended and are no longer available. All Funds programmed for FY2024-25 are subject to lapse by June 30, 2027. All Funds programmed for FY2025-26 are subject to lapse by June 30, 2028."

7. Attachment A-3 of the Existing FA is hereby replaced by Attachment A-4, attached.

8. Attachment B1-3 of the Existing FA is hereby replaced by Attachment B1-4, attached.

9. Attachment C-3 of the Existing FA is hereby replaced by Attachment C-4, attached.

10. Except as expressly amended hereby, the Existing FA remains in full force and effect as originally executed. All rights and obligations of the parties under the Existing FA that are not expressly amended by this Amendment shall remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Amendment No. 4 to the FA to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____ Date: _____
Stephanie Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____ Date: 9/17/25
Deputy

GRANTEE:

CITY OF SANTA FE SPRINGS

By: _____ Date: _____
René Bobadilla
City Manager

APPROVED AS TO FORM:

By: _____ Date: _____
Rick Olivarez
City Attorney

FTIP #: N/A

ATTACHMENT A-4 - PROJECT FUNDING

Measure R Program - Funding Agreement Projects - FA# 9200000000MR315.41

Project Title: Valley View Ave Intersection at Alondra Blvd Improvements Project#: MR315.41

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	Prior Years	FY2017-18	FY 2022-23	FY2023-24	FY2024-25	FY2025-26	Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING								
MEASURE R FUNDS	$ 19,871				$ 3,567,129	$ 1,297,371	$ 4,884,371	
LACMTA PROGRAMMED FUNDS BY YEAR SUBTOTAL	$ 19,871	$ -	$ -	$ -	$ 3,567,129	$ 1,297,371	$ 4,884,371	100%
OTHER SOURCES OF FUNDING:								
LOCAL:							$ -	0%
STATE:							$ -	0%
FEDERAL:							$ -	0%
PRIVATE OR OTHER:							$ -	0%
OTHER FUNDING SUBTOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0%
TOTAL PROJECT FUNDS	$ 19,871	$ -	$ -	$ -	$ 3,567,129	$ 1,297,371	$ 4,884,371	100%

ATTACHMENT B1-4 - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure R Program - Funding Agreement Projects - FA# 9200000000MR315.41
Project Title: Valley View Ave Intersection at Alondra Blvd Improvements Project#: MR315.41

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	Prior Expenditures	FY 2024-25 Qtr 2	FY 2024-25 Qtr 3	FY 2024-25 Qtr 4	FY 2025-26 Qtr 1	FY 2025-26 Qtr 2	FY 2025-26 Qtr 3	FY 2025-26 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE R FUNDS:									
PAED									$0
PS&E								$260,067	$260,067
RW Support	$19,873.75				$90,126.25			$385,000	$495,000
Const. Support					$250,000				$250,000
RW					$315,000				$315,000
Construction					$404,353		$2,507,647	$652,304	$3,564,304
Total MEASURE R	$19,874	$0	$0	$0	$1,059,479	$0	$2,507,647	$1,297,371	$4,884,371
SUM PROG LACMTA FUNDS:	$19,874	$0	$0	$0	$1,059,479	$0	$2,507,647	$1,297,371	$4,884,371
PROJECT FUNDING FY24-25 and FY25-26	$19,874	$0	$0	$0	$1,059,479	$0	$2,507,647	$1,297,371	$4,884,371

SOURCES OF FUNDS	FY 2026-27 Qtr 1	FY 2026-27 Qtr 2	FY 2026-27 Qtr 3	FY 2026-27 Qtr 4	FY 2027-28 Qtr 1	FY 2027-28 Qtr 2	FY 2027-28 Qtr 3	FY 2027-28 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE R FUNDS:									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total MEASURE R	$0	$0	$0	$0	$0	$0	$0	$0	$0
PROJECT FUNDING FY26-27 and FY27-28	$0	$0	$0	$0	$0	$0	$0	$0	$0

SUMMARY OF ALL FUNDS									
PAED	$0	$0	$0	$0	$0	$0	$0	$0	$0
PS&E	$0	$0	$0	$0	$0	$0	$0	$260,067	$260,067
RW Support	$19,874	$0	$0	$0	$90,126	$0	$0	$385,000	$495,000
Const. Support	$0	$0	$0	$0	$250,000	$0	$0	$0	$250,000
RW	$0	$0	$0	$0	$315,000	$0	$0	$0	$315,000
Construction	$0	$0	$0	$0	$404,353	$0	$2,507,647	$652,304	$3,564,304
TOTAL MILESTONES	$19,874	$0	$0	$0	$1,059,479	$0	$2,507,647	$1,297,371	$4,884,371
SUM PROG LACMTA FUNDS	$19,874	$0	$0	$0	$1,059,479	$0	$2,507,647	$1,297,371	$4,884,371
SUM NON-LACMTA FUNDS	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL PROJECT FUNDING	$19,874	$0	$0	$0	$1,059,479	$0	$2,507,647	$1,297,371	$4,884,371

ATTACHMENT C-4
SCOPE OF WORK

PROJECT TITLE:
Valley View Ave Intersection at Alondra Blvd Improvements

PROJECT LOCATION:
The project is located at the Alondra Boulevard/Valley View Avenue Intersection in the City of Santa Fe Springs (and a shared boundary in the City of La Mirada), immediately north of the 1-5 freeway.

PROJECT LIMITS:
This project limits include the intersection of Alondra Boulevard and Valley View Avenue.

NEXUS TO HIGHWAY OPERATION, DEFINITION/PROJECT PURPOSE:
The purpose of this project is to restripe Alondra Boulevard to provide a right/through lane, two through lanes and dual left turn lanes for both the eastbound and westbound directions. The improvements also consist of widening on the south side of Alondra Boulevard and the reconstruction of the raised median east of the intersection. New Right of Way is required along the south side of Alondra Boulevard and along the east side of Valley View Avenue south of the intersection.

PROJECT BACKGROUND:
This project was identified, and is compatible with the long-term design concepts, as part of the 91/605/405 Feasibility Study as an intersection "Hot Spot". Improvements are needed in the intersection to improve the Level of Service and Operational performance.

PROJECT BUDGET:

COMPONENT	AMOUNT
PA/ED	$0
PS and E	$260,067
R/W Support	$495,000
R/W Capital	$315,000
Construction Support	$250,000
Construction Capital	$3,564,304
Total Budget	$4,884,371

SCOPE:
The scope needed for this project includes, but is not limited to Right-of-Way Support (including: (land acquisition, agreements, offers, exhibits, appraisals, negotiations and record keeping), Right of Way Acquisition Capital, Plans, Specifications, and Estimates (PS&E) updates, Construction Capital and the Construction Support necessary to provide construction oversight including to procure a consultant for construction engineering, award a contract for construction and perform the necessary tasks to complete the job.

- [Design Element 1]: Westbound - Increase curb return radius and add second left turn.
- [Design Element 2]: Eastbound – Increase curb return radius and add second left turn.

- [Design Element 3]: Northbound – Add striped bike lane.
- [Design Element 4]: Southbound – Remove raised median and add second left turn.

Three (3) properties are impacted and need a combination of land acquisition and/or temporary construction easements. Below includes a table of the Assessor Parcel Numbers (APN's) of the property impacts.

Valley View/Alondra Right of Way Impacts - Current			
APN	APN	LOCATION	Impact Type (Acquisition and/or TCE)
1	7001-013-097	Faro Logistics	Partial Acquisition and TCE
2	7001-012-043	Starbucks /Subway	Partial Acquisition and TCE
3	7001-012-039	Link Alondra Center	Partial Acquisition and TCE

Design:

I. Project Management and Preparation of Periodic Updated Schedule, Deliverables and Meetings

Tasks to be performed include, but are not limited to, the following:

A. Meet as needed with the City to accomplish Project tasks as outlined. Meetings expected between the Consultant and City, shall be and not be limited to: Project Kick-off Meeting, progress meetings and preparation for the Community Information Workshop at 95% design completion.

B. Provide periodic schedule updates on deliverables and meetings as changes to original schedule occur or as needed based on the needs of the project.

II. Final Design – Plans, Specifications and Estimates

Tasks to be performed include, but are not limited to, the following:

A. Design the ultimate build out of Alondra Avenue and Valley View Avenue based on the projects defined scope of work.

B. Prepare civil roadway plans for the required improvements, consistent with City format. At a minimum, the plan set shall include Title Sheet, Site Plan, General Construction Notes, Horizontal Control, Typical Sections and Details, Plan and Profile, Drainage/BMP Structure(s) Details, Street Plans, Traffic Striping/Signage/Signal Plans, Street Lighting/Electrical, Bike Lane Plans, and Median/Landscaping Plans.

C. Submittal of plan set shall be delivered at 75% and 100% complete and final (five (5) sets per submittal). When project is complete, the Consultant shall provide AutoCAD files for all plan sheets.

D. Prepare construction specifications consistent with City format (SSPWC "Greenbook" APWA, current edition with updates.

E. Submittal of specifications shall be delivered to the City at 100% complete and final. When project is complete, the Consultant shall provide a digital file of specification package in Microsoft Word format for Windows.

F. Prepare an engineer's construction cost estimate based on the itemized quantity take-off from the contract documents.

G. Submittal of the engineer's construction cost estimate shall be delivered to the City at 75% and 100% complete and final in a spreadsheet format.

RIGHT-OF-WAY:

Right-of-Way Support and Right-of-Way Capital

Right-of-Way Support:
Tasks to be performed include, but are not limited, to the following:

A. Prepare and provide exhibits, plats and legal descriptions for the properties requiring right of way acquisition, slope easements, temporary construction easements and/or rights-of-entry.
B. Identify right-of-way acquisitions, and/or vacations to provide for the optimal alignment of Road, which shall incorporate roadway widening, and preserve the existing improvements.
C. Meet as needed with the City to accomplish Project tasks as outlined. Meetings expected between the Consultant and City, shall be and not be limited to: Project Kick-off Meeting, site visits, progress meetings and preparation for City Council meetings.
D. Provide periodic schedule updates on deliverables and meetings as changes to original schedule occur or as needed based on the needs of the project.

Right-of-Way Capital:
Tasks to be performed include, but are not limited to, the following:

A. Order title reports/litigation guarantees.
B. Present conceptual plans and photo renderings (i.e. before and after) to property owners adjacent to project.

C. Shall choose an Appraiser to prepare and provide appraisal of properties requiring right of way acquisition.
D. Authorize appraisals and improvements pertaining to properties.
E. Notify and meet with property owners of appraisals and detailed improvements to their properties.
F. Set just compensation.
G. Present written offer letters and appraisal summaries to property owners.
H. Conduct negotiations to settlement including possession of property.
I. Relocate Utilities in Conflict.

Construction:

Grantee expects to provide construction oversight, procure a consultant for construction management, award a contract for construction and to perform the following tasks:

A. Contract with a separate engineering firm to provide Construction Management for the Project. This will be accomplished through the City's existing On-Call Engineering firms.

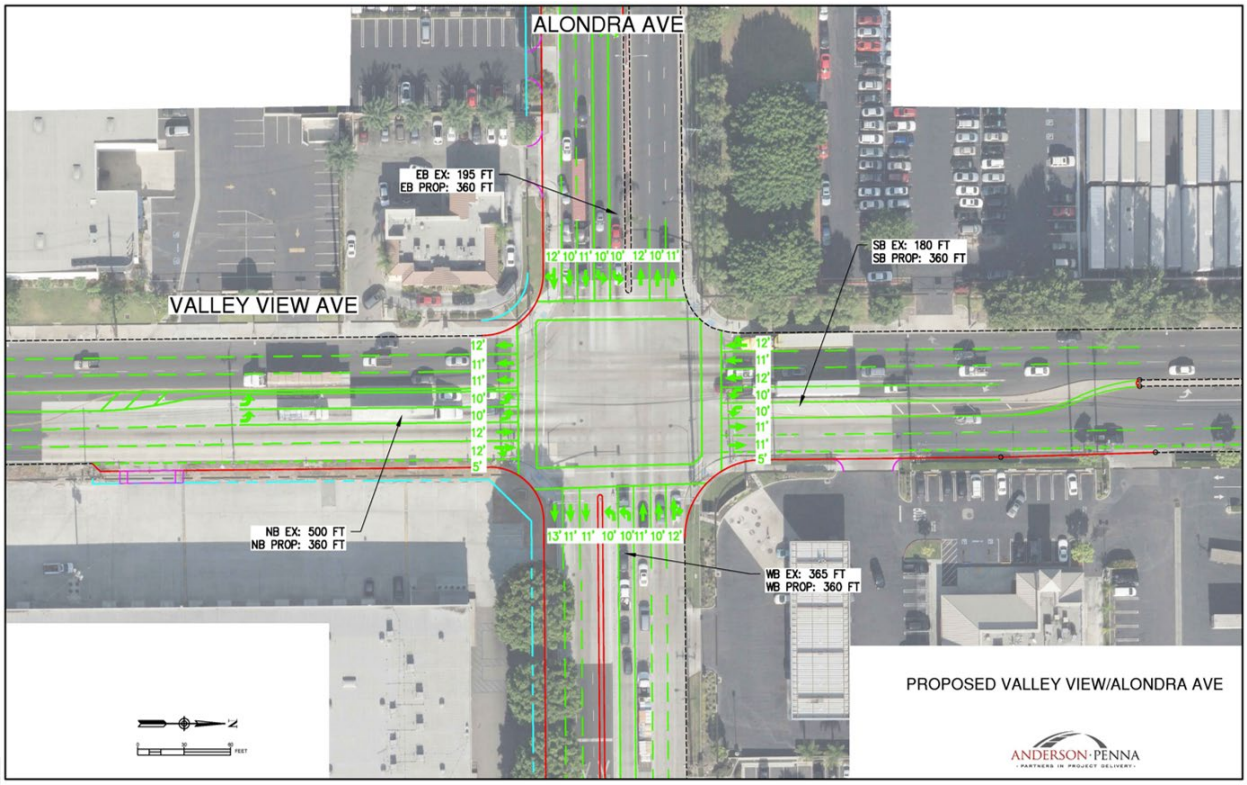
B. Contract with a Contractor for construction.

The Design Consultant shall meet as needed with the Grantee to accomplish Project tasks as outlined. Meetings expected between the Consultant and Grantee shall include, but not be limited to, Pre-Construction Meeting, progress meetings and preparation of responses to RFIs

MILESTONES: The implementation schedule for this project will be as follows.

FA Milestones	Revised FA Schedule in Amendment 3		Revised Project Schedule	
	Start Date	End Date	Start Date	End Date
Acquire Property	September 2020	December 2021	September 2020	December 2021
Physical Possession	December 2021	March 20222	December 2021	March 2022
100% PS&E	-	-	December 2024	April 2025
Ready to List	April 2022	May 2022	January 2025	February 2026
Advertise	June 2022	July 2022	March 2026	May 2026
Bid Opening	August 2022	September 2022	May 2026	May 2026
Award of Contract	September 2022	October 2022	June 2026	July 2027
Fully Executed Contract	November 2022	December 2022	June 2026	July 2027
Construction	May 2024	December 2024	August 2027	January 2028
Total Project Duration (Months)	32 months		51 months	

ATTACHMENT C-4 – Location Map(s)



ITEM # 19

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

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

SUBJECT: **AMENDMENT TO CHAPTER 150 (BUILDING REGULATIONS) AND REPEAL OF CHAPTER 153 (SWIMMING POOLS) OF THE MUNICIPAL CODE OF SANTA FE SPRINGS TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE WITH CERTAIN AMENDMENTS**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

1) Introduce and conduct a first reading by title only and waive further reading of Ordinance No. 1165:
AN ORDINANCE OF CITY OF SANTA FE SPRINGS AMENDING THE CITY OF SANTA FE SPRINGS MUNICIPAL CODE ('SFSMC") CHAPTERS 150 (BUILDING REGULATIONS) AND 153 (SWIMMING POOLS) TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, AND THE CALIFORNIA PLUMBING CODE, WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS THERETO; and

2) Schedule a public hearing on December 2, 2025, to conduct a second reading and adopt Ordinance No. 1165; and

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

FISCAL IMPACT

Approval of this item will not have an impact on the Fiscal Year 2025-2026 City budget.

BACKGROUND

The State of California Building Standards Commission ("BSC") updates the California Building Standards Code on a tri-annual basis. The 2025 edition of the California Code of Regulations, Title 24 (Parts 1 through 12), becomes effective statewide on January 1, 2026.

Local jurisdictions are authorized under California Health and Safety Code Sections 17958 et seq. and 18941.5 to adopt modifications to the California Building Standards Code based on local climatic, geological, and topographical conditions.

Historically, the City of Santa Fe Springs ("City") has adopted the California Building Standards Codes as amended by Los Angeles County. For the 2025 cycle, staff recommends adopting the California Building Standards Codes directly as published by the State, with limited local amendments unique to the City. This approach promotes consistency, transparency, and cost efficiency for residents and the development community.

The 2025 California Building Standards Code can be viewed online at https://www.dgs.ca.gov/BSC/Codes

ANALYSIS AND DISCUSSION

The proposed Ordinance updates Chapter 150 (Building Regulations) and repeals Chapter 153 (Swimming Pools) of the SFSMC to adopt the 2025 California Building Standards Code subject to certain amendments, additions, and deletions, including:

- 2025 California Building Code (Part 2)
- 2025 California Residential Code (Part 2.5)
- 2025 California Electrical Code (Part 3)
- 2025 California Mechanical Code (Part 4)
- 2025 California Plumbing Code (Part 5)

The proposed code amendments establish administrative procedures and local requirements necessary for efficient implementation and community safety. Key highlights include:

1. Building Code Administration

The Ordinance amends SFSMC Sections 150.001 through 150.011 to establish local procedures for permit issuance, plan review, expiration and extensions, fees, refunds, valuation, and enforcement.

2. Addressing and Building Numbering

The Ordinance repeals SFSMC Sections 15.055 through 150.061 and adds new Sections 150.055 through 150.057, consolidating and modernizing local addressing and building numbering requirements.

Additionally, the Ordinance clarifies the Building Official's responsibility for assigning official building numbers, establishes clear requirements for display, maintenance, and visibility of building numbers consistent with the California Fire Code for emergency response and public safety, and replaces outdated language referring to "Building Inspector" with gender-neutral and modern administrative language.

3. Repeal of Chapter 153 (Swimming Pools)

The Ordinance repeals Chapter 153 ("Swimming Pools") in its entirety to align with the 2025 California Building Code and 2025 California Residential Code, which already regulate pool design, safety barriers, and equipment standards. This update eliminates redundancy and ensures consistency with statewide codes.

4. Findings of Local Conditions

Exhibit "B" to the Ordinance provides the City's findings regarding geological and climatic conditions, including regional seismic activity, Santa Ana winds, and wildfire and flooding hazards, which justify certain local amendments to the 2025 California Building Standards Code for safety and resilience.

ENVIRONMENTAL

Adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Pub. Res. Code § 21000 *et seq.*) pursuant to Public Resources Code Section 21065 and CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*) Section 15378, because the action does not approve a project nor result in a direct physical impact on the environment, contemplate known future projects, and as such, there are no reasonably foreseeable environmental impacts at this time. As a separate and independent basis adoption of the Ordinance is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) ("Common Sense Exemption"), because it can be shown with certainty that there is no possibility that the action will have a significant effect on the environment. Therefore, no further action is required pursuant to CEQA.

SUMMARY/NEXT STEPS

Upon City Council approval of the first reading of Ordinance No. 1165, the Ordinance will be placed on the December 2, 2025 City Council meeting agenda for a public hearing. If adopted, the Ordinance will take effect on January 1, 2026.

ATTACHMENTS:

A. Ordinance No. 1165

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

APPROVED:
ITEM NO.:

ORDINANCE NO. 1165

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING CITY OF SANTA FE SPRINGS MUNICIPAL CODE CHAPTERS 150 (BUILDING REGULATIONS) AND 153 (SWIMMING POOLS) TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, AND THE CALIFORNIA PLUMBING CODE, WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS THERETO

WHEREAS, California law requires that all portions of the 2025 California Building Standards Code (Cal. Code of Regs., Title 24) to be effective within the City by January 1, 2026; 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 if such standards and modifications are accompanied by expressed findings that such modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City Council of the City of Santa Fe Springs ("City Council") desires to amend the City of Santa Fe Springs Municipal Code ("SFSMC") to adopt by reference the 2025 editions of the California Building Code, the California Residential Code, the California Electrical Code, the California Plumbing Code, and the California Mechanical Code (collective, the "California Building Standards Code"), with certain amendments based on findings that the amendments are reasonably necessary, as set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference; and

WHEREAS, the City Council finds that proposed changes and modifications to the building standards contained in the 2025 California Building, Residential, Electrical, Plumbing, and Mechanical Codes are reasonably necessary due to local climatic, geological, and/or topographical conditions, as set forth in **Exhibit "B"** attached hereto and incorporated herein by this reference; and

WHEREAS, adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Pub. Res. Code § 21000 *et seq.*) pursuant to Public Resources Code Section 21065 and CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*) Section 15378, because the action does not approve a project nor result in a direct physical impact on the environment, contemplate known future projects, and as such, there are no reasonably foreseeable environmental impacts at this time. As a separate and independent basis adoption of the Ordinance is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) ("Common Sense Exemption") because it can be shown with certainty that there is no possibility that the action will have a significant effect on the environment, and therefore no further action is required pursuant to CEQA; and

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

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

SECTION 1. The above Recitals are true and correct and are incorporated herein by this reference as substantive findings of the City Council.

SECTION 2. The City Council hereby makes the following findings:

A. The City Council has duly considered climatic conditions, topographic conditions, and geological conditions and all information presented to it, including written staff reports, written comments and any testimony provided at the public hearing, with all comments and testimony received being made a part of the public record, and makes the findings set forth in **Exhibit "B"**.

B. This Ordinance is exempt from the requirements of CEQA pursuant to Public Resources Code Section 21065 and CEQA Guidelines Section 15378 because the action does not approve a project nor result in a direct physical impact on the environment, contemplate known future projects, and as such there are no reasonably foreseeable environmental impacts at this time. As a separate and independent basis, this action is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be shown with certainty that there is no possibility that adoption of this Ordinance will not have a significant effect on the environment. Therefore, no further action is required pursuant to CEQA.

SECTION 3. Sections 150.001 through 150.011 and Sections 150.055 through 150.061 of Chapter 150 ("Building Regulations") of the SFSMC are hereby repealed and replaced with the revised versions of Sections 150.001 through 150.011 and Sections 150.055 through 150.061 set forth in **Exhibit "A"**.

SECTION 4. Chapter 153 ("Swimming Pools") of the SFSMC is hereby repealed in its entirety as set forth in **Exhibit "A"**.

SECTION 5. Any provision of the SFSMC that is inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to effect the provisions of this Ordinance.

SECTION 6. If any section, subsection, phrase, or clause of this Ordinance is for any reason held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining portions of this Ordinance shall continue in full force and effect. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses may be declared unconstitutional or otherwise invalid.

SECTION 7. This Ordinance shall take effect on January 1, 2026, after its final passage, and the City Clerk of the City of Santa Fe Springs shall certify the passage and adoption of this Ordinance by the City Council and shall cause the same to be filed with the California Building Standards Commission located at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.

PASSED and ADOPTED this 2nd day of December 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
William K. Rounds, Mayor

_____
Fernando Muñoz, City Clerk

EXHIBIT "A"

CHAPTER 150: BUILDING REGULATIONS

GENERAL PROVISIONS
150.001 BUILDING CODES ADMINISTRATION

150.001.001 PURPOSE.

The purpose of this section is to establish certain administrative procedures for the enforcement of building standards specific to the City. All other administrative provisions not addressed herein shall be governed by Chapter 1, Division II of the California Building Code, as incorporated by reference.

150.001.002 PERMIT REQUIRED.

No person shall erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, or equip any building, structure, or portion thereof, perform any grading, or cause the same to be done, without first obtaining a separate permit for each such building, structure or grading from the Building Official.

The issuance of a permit without first requiring a plan review shall not prevent the Building Official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

No person shall install, alter, repair, move, improve, remove, connect any automatic fire-protection system regulated by this Code, or cause the same to be done, without first obtaining a separate permit for each such building or structure from the Building Official. All structures and devices installed for the protection of pedestrians, regardless of location, are subject to the permit requirements of this section.

(A) **Work exempt from permit**. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code, other laws, ordinances, or regulations, or required approvals from other City Departments and State and federal agencies.

(B) **A building permit shall not be required for the following:**

(1) Work not regulated by the Building Code, except where deemed necessary by the Building Official to enforce other Federal and/or State Laws, State disabled access requirements, or to enforce City ordinances or policies.

(2) Painting; wallpapering; installing carpet, vinyl, tile, and similar floor coverings, cabinets, counter tops and similar finish work where disabled access requirements do not apply.

(3) Repairing broken window glass not required by the Building Code to be safety or security glazing.

(4) One-story detached accessory buildings used as tool and storage sheds, shade structures, pump houses, and similar uses, provided the gross floor area does not exceed 120 square feet (11.15 m^2), the height does not exceed 12 feet (3.69 m), and the maximum roof projection does not exceed 24 inches (610 mm).

(5) Chain-link, wrought-iron and similar fences not more than 12 feet in height.

(6) Masonry, concrete, wood and similar fences not more than 6 feet in height.

a. Exception: Wood fences not more than 8 feet in height with 60 percent or more of the fence open and incapable of being loaded by wind.

(7) Retaining walls that retain not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding a Class I, II, or III-A liquids.

(8) Ground-mounted radio and television antenna towers that do not exceed 45 feet in height and ground-supported dish antennas not exceeding 15 feet in height above finished grade in any position.

(9) Light standards which do not exceed 30 feet (9,144 mm) in height.

(10) Flagpoles not erected upon a building and not more than 15 feet (4,572 mm) high.

(11) Tanks not storing hazardous material as defined in the Fire Code provided that:

a. Steel tanks are supported on a foundation not more than 2 feet (610 mm) above grade and the overall height to diameter or width does not exceed 1½ times the diameter.

b. Water tanks constructed of materials other than steel, including cisterns and rain barrels, are supported directly on grade, the overall height to diameter or width does not exceed 1½ times the diameter, and the capacity does not exceed 5000 gallons (18925 L).

(12) Gantry cranes and similar equipment.

(13) Motion picture, television and theater stage sets and scenery. Buildings or structures constructed as part of a set or as scenery shall not be occupied or used for any other purpose.

(14) A playhouse or tree house provided that:

a. It does not exceed 64 square feet (5.94 m 2) in area nor 8 feet (2438 mm) in height from floor to roof.

b. The ceiling height as established by door height or plate line does not exceed 6 feet (1829 mm).

(15) Canopies or awnings, completely supported by the exterior wall, attached to a Group R-3 or U Occupancy, and extending not more than 54 inches (1372 mm) from the exterior wall of the building, and not encroaching into the public right-of-way or any required fire separation distance specified by this Code.

(16) Sheds, office or storage buildings, and other structures that are less than 1,500 square feet (139 m²) and incidental to work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.

(17) Oil derricks.

(18) Decks, walks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below, and which are not part of an accessible route.

(19) Prefabricated swimming pools and other bodies of water accessory to a Group R-3 Occupancy that are less than 18 inches (0.46 m) deep, or do not exceed 5,000 gallons (18,927 L) and are installed entirely above adjacent grade.

(20) Playground equipment.

(21) One-story detached animal cages and kennels, chicken coops, and animal pens provided the gross floor area does not exceed 300 square feet (37.2 m^2) and the height does not exceed 6 feet (1.8 m) and at least one horizontal dimension does not exceed 12 feet (3.69 m).

(22) Non-combustible livestock shelters provided that the gross floor area does not exceed 300 square feet (27.9 m^2), the height does not exceed 12 feet (3.69 m), and at least 3 sides are each a minimum of 65 percent open.

(23) Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

(C) **Electrical. An electrical permit shall not be required for the following:**

(1) Minor repair work, such as the replacement of lamps, switches, receptacle devices, sockets, and the like, or the connection of portable motor and appliances to suitable receptacles which have been permanently installed.

(2) The wiring for temporary theater, motion picture or television stage sets.

(3) Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

(4) Low-energy power, control, and signal circuits are not an integral part of an appliance and in which the power is limited from a source having a rated output of not more than 30 volts and 1,000 volt-amperes.

(5) Temporary decorative lighting.

(6) The installation of temporary wiring for testing or experimental purposes within suitable facilities.

(7) Replacement of over-current devices of the same type and the same rating.

(8) Portable generators, portable motors, appliances, tools, power outlets, and other portable equipment connected by means of a cord or cable having an attachment plug.

(9) Private telephone, intercom, sound and communication systems; provided, however, that the above system(s) do not exceed the value as indicated in (c) and (d) of this section. A permit shall be obtained for the power supplies required by the above systems.

(D) **Mechanical: A mechanical permit shall not be required for the following:**

(1) Any portable heating appliance.

(2) Any portable ventilating equipment.

(3) Any portable cooling unit.

(4) Any steam, hot, or chilled water piping within any heating or cooling equipment regulated by this Code.

(5) Replacement of any component part or assembly of an appliance which does not alter its original approval and complies with other applicable requirements of this Code.

(6) Any portable evaporative cooler.

(7) Any refrigerating equipment which is a part of the equipment for which a permit has been issued pursuant to the requirements of this Code.

(8) Any unit refrigerating system.

(E) **Plumbing. A Plumbing permit shall not be required for the following:**

(1) Clearing of stoppages and stopping of leaks which do not involve the replacement of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping or gas piping.

(2) Change of residential plumbing fixtures which do not involve the replacement of the existing waste and vent piping excluding the trap, to include, residential toilets, residential bathroom hand sinks, bathtub and residential kitchen sinks.

(3) Connection of any appliance approved for and intended to be connected by flexible gas piping to a gas shutoff valve which was previously permitted and inspected under a valid Plumbing permit.

150.001.003 EXPIRATION AND EXTENSION OF APPLICATIONS

(A) **Expiration of Applications**. A plan check application shall expire and become null and void if a permit is not issued within one (1) year from the date of application. Upon expiration, the Building Official may dispose of the submitted plans, calculations, and related documents. The Building Official may, at their discretion, grant one or more extensions of time, each not to exceed one hundred eighty (180) days, provided that:

(1) The applicant submits a written request demonstrating that the delay was due to circumstances beyond the applicant's control.

(2) For extensions requested prior to expiration, the request is submitted before the expiration date.

(3) For extensions requested after expiration, the request is submitted within twelve (12) months following the date of expiration.

(4) An extension fee, in an amount determined by the Building Official, not to exceed twenty-five percent (25%) of the original plan check fee, is paid for each extension.

(5) The total cumulative extension period shall not exceed two (2) years from the original expiration date, with extensions issued only in increments not exceeding one hundred eighty (180) days, and a separate extension fee required for each extension granted.

(6) Any extension granted after expiration shall be deemed a continuation of the original application and shall not constitute a reissuance or a new application.

(7) Once an application, including any extension thereof, has expired without further extension, the applicant shall file a new application, submit new plans and calculations, and pay all applicable fees in accordance with the codes and regulations then in effect.

(B) **Expiration of Permits**. Every permit issued under the provisions of this Code shall expire by limitation and become null and void if any of the following conditions occur:

(1) The work authorized by such permit is not commenced within one (1) year from the date of permit issuance; or

(2) No required building inspection, as defined in this Code and as identified on the Job Record issued with the permit, is approved by the Building Official within one (1) year from the date of the last approved inspection.

(3) Partial inspections, or inspections related solely to electrical, mechanical, plumbing, grading, or reroofing, shall not constitute a required building inspection unless such work is integral to the primary building permit.

(4) Supplemental permits for electrical, grading, mechanical, plumbing, or reroofing shall remain valid so long as the associated primary building permit remains active.

(5) The Building Official may, at their discretion, grant one or more extensions of time, each not to exceed one hundred eighty (180) days, to prevent or cure the expiration of a permit, provided that:

a. The permittee submits a written request demonstrating that the delay in progress was due to circumstances beyond the permittee's control;

b. For extensions requested prior to expiration, the request is submitted before the expiration date;

c. For extensions requested after expiration, the request is submitted within twelve (12) months following the date of expiration; and

d. An extension fee, in an amount determined by the Building Official, not to exceed twenty-five percent (25%) of the original permit fee, is paid for each extension.

(6) Multiple extensions may be granted to cover the requested period of time; however, each extension shall be issued in increments not exceeding one hundred eighty (180) days, and a separate extension fee shall apply to each extension granted.

(7) Any extension granted after expiration shall be deemed a continuation of the original permit and shall not constitute a reissuance or issuance of a new permit.

(8) If no extension is granted, the permit shall remain expired and no further work shall be performed under that permit. The permittee shall be required to submit a new permit application, including all required plans and calculations, and pay all applicable fees in accordance with the codes and regulations then in effect.

150.001.004 FEES AND REFUNDS.

(A) **Permit and Inspection Fees**. Permit fees shall be as specified per section 15.003 of this code. Permit fees shall be paid at the time of permit issuance. An inspection fee may be assessed for reinspection, as determined by the Building Official, for any of the following reasons:

(1) The portion of work for which inspection is requested is not complete;

(2) Corrections given are not completed;

(3) There is inadequate work site access preventing inspection;

(4) The inspection record card is not posted or otherwise available on the work site:

(5) The approved plans are not available for the inspector;

(6) Work has deviated from the approved plans and has not been approved by the Building Official.

This Section is not to be interpreted as requiring additional inspection fees the first time a job is rejected for failure to comply with the requirements of this Code.

To obtain re-inspection, the applicant shall pay the re-inspection fee in advance, as determined per the fee resolution.

(B) **Plan Checking or Plan Review fees for Buildings or Structures.**

When an application for a building permit is submitted for review, a fee shall be paid to the Building Official. Said fee shall be equal to 85 percent of the building permit fee as specified per Section 15.003 of this code.

In addition to the aforementioned fees, the Building Official may require additional charges for review required by changes, additions or revisions of approved plans or reports, and for services beyond the first and second check due to changes, omissions or errors on the part of the applicant. The payment of said fees shall not exempt any person from compliance with other provisions of this Code.

The fees specified in this Section are separate fees from the permit fees specified in Section 150.001.004 (A)

(C) **Plan Check Fee Refunds**. Plan check fees may be refunded up to a maximum of eighty percent (80%) of the original plan check fee, provided that:

(1) No plan review has been performed;

(2) A written request for a refund is submitted to the Building Official within one (1) year from the date of payment;

(3) The refundable amount exceeds the equivalent of the minimum fee for the review of drawings and data which are sufficient to determine nature and scope of work in lieu of submittal of plans and specifications, as determined by the current adopted fee schedule.

(4) The Building Official shall determine eligibility and the amount of any refund in accordance with these provisions.

(D) **Permit Fee Refunds**. Permit fees may be refunded to a maximum of eighty percent (80%) of the original permit fee, provided that:

(1) No portion of the work authorized by the permit has commenced; and

(2) The permit has been cancelled;

(3) A written request for refund is submitted to the Building Official within one (1) year from the date of permit cancellation or expiration; and

(4) The refundable amount exceeds the equivalent of the minimum fee for the review of drawings and data which are sufficient to determine nature and scope of work in lieu of submittal of plans and specifications, as determined by the current adopted fee schedule.

(5) Permit issuance fees are non-refundable. The Building Official shall determine eligibility and the amount of any refund in accordance with these provisions.

150.001.005 VALUATION.

The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. Valuation shall be based on the type of construction, occupancy classification, and size of the project, and shall include all components of the

permitted work, including structural elements, finishes, roofing, mechanical, electrical, plumbing, fire protection systems, and other permanently installed features or equipment.

In establishing valuation, the Building Official may reference the most current Building Valuation Data (BVD) published by the International Code Council or other similar industry data sources. These references are intended to provide a consistent and uniform basis for determining construction valuation for fee assessment purposes. The calculated valuation is not required to reflect actual or reported construction costs.

150.001.006 CERTIFICATES.

(A) Certificate of Occupancy. Upon passing final inspection and demonstrating compliance with this Code, applicable laws, ordinances, rules, and regulations, and upon full payment of all required fees, the Building Official may issue a Certificate of Occupancy upon written request by the permit holder.

(1) The Certificate of Occupancy shall include the following information:

a. The building permit number;

b. The address of the building or structure;

c. A description of the portion of the building covered by the certificate;

d. A statement that the described portion was inspected and found to comply with applicable codes and regulations for the intended occupancy and use classification;

e. The date of final approval; and

f. Any additional information deemed necessary by the Building Official.

(B) Temporary Certificate of Occupancy. The Building Official may issue a Temporary Certificate of Occupancy for the use or occupancy of any portion of a building or structure prior to the completion of all permitted work, provided it is determined that no substantial hazard will result from such use or occupancy.

(1) A Temporary Certificate of Occupancy shall:

a. Specify the portion of the building or premises to be occupied;

b. Be valid for an initial period of thirty (30) calendar days; and

c. Be subject to a fee per 30-day period, as established by the adopted fee schedule.

(2) If additional time is needed, the Building Official may, upon written request and justification, approve a longer duration by allowing multiple 30-day periods to be purchased in advance. The total authorized time shall be based on project-specific conditions and shall remain at the discretion of the Building Official.

(3) Upon expiration of a Temporary Certificate of Occupancy and any approved extensions, no portion of the building or premises shall be occupied until final approval, or a Certificate of Occupancy is issued.

150.001.007 RECORDATION OF VIOLATION.

(A) **General.** The Building Official may record a notice with the County Recorder's Office that a property, building, or structure, or any part thereof, is in violation of any provision of this Code provided that the provisions of this Section are complied with. The remedy provided by this Section is cumulative to any other enforcement actions permitted by this Code.

(B) **Recordation.** If (1) the Building Official determines that any property, building, or structure, or any part thereof is in violation of any provision of this Code; and if (2) the Building Official gives written notice as specified below of said violation; then the Building Official may have sole discretion to, at any time thereafter, record with the County Recorder's Office a notice that the property and/or any building or structure located thereon is in violation of this Code.

Following the recordation of the notice of violation the Building Official is not required to conduct an inspection or review of the premises to determine the continued existence of the cited violation. It is the responsibility of the property owner, occupant or other similarly interested private party to comply with the above provisions.

(C) **Notice.** The written notice given pursuant to this Section shall indicate:

(1) The nature of the violation(s); and

(2) That if the violation is not remedied to the satisfaction of the Building Official, the Building Official may, at any time thereafter, record with the County Recorder's Office a notice that the property and/or any building or structure located thereon is in violation of this Code. The notice shall be posted on the property and shall be mailed to the owner of the property as indicated on the last equalized County Assessment roll. The mailed notice may be by registered, certified, or first-class mail.

(D) **Rescission.** Any person who desires to have recorded a notice rescinding the notice of violation must first obtain the necessary approvals and permit(s) to correct the violation. Once the Building Official determines that

the work covered by such permit(s) has been satisfactorily completed, the Building Official may record a notice rescinding the prior notice of violation.

(E) **Costs.** Any person that violates any provision of this Code shall be responsible for the costs of any and all Code enforcement actions taken by the Building Official in response to such violations. These costs shall be based on the amounts shall be as specified per section 15.003 of this code.

(F) **Work without Permit.** Whenever any work has been commenced without a permit as required by the provisions of this Code, a special investigation shall be made prior to the issuance of the permit. An investigation fee specified as per Section 15.003 of this code, shall be collected for each permit so investigated.

(G) **Exception.** When the building official has determined that the owner-builder of a one- or two-family dwelling, accessory building or accessory structure had no knowledge that a permit was necessary and had not previously applied for a permit from the Building Division of the City, the investigation fee shall be as specified per Section 15.003 of this code. The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

(H) **Noncompliance Fee.** If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

150.002 CALIFORNIA BUILDING CODE ADOPTED BY REFERENCE.

(A) Chapter 1, Division II through Chapter 35 and Appendices C, F, H, I, J, O, P and Q of 2025 California Building Code, Title 24 Part 2 of California Code of Regulations, are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein, except as revised by Section 150.002.001.

(B) 2025 California Building Code together with any and all amendments thereto proposed by the City, shall collectively be known as the City of Santa Fe Springs Building Code and may be cited as Section 150.002 of the City of Santa Fe Springs Municipal Code.

(C) The administration of the Building Code shall be as set forth in Chapter 150 Section 150.001 of Santa Fe Springs Municipal Code.

150.002.001 BUILDING CODE AMENDED

(A) Section 101.1 Title amended in its entirety to read:

101.1 Title. These regulations shall be known as the Building Code of the City of Santa Fe Springs, hereinafter referred as "this code".

(B) The administration of the Building Code shall be as set forth in Chapter 15.01 of this Code.

(C) The following Sections of Chapter 1 Division II are deleted.
104.7, 105.2, 105.3.2, 105.5, 107.5, 109.3, 111.1, 111.2, 111.3.

(D) Chapter 9 of the Building Code is deleted in its entirety and replaced with Chapter 9 of the California Fire Code as adopted and amended by City of Santa Fe Springs Municipal Code CHAPTER 93: - FIRE PREVENTION AND PROTECTION.

150.003 BUILDING CODE FEES

Notwithstanding the provisions of Section 150.002, fees for plan check, inspection and other building code fees shall be as set by resolution of the City Council.

150.004 RESIDENTIAL CODE ADOPTED

(A) Chapter 1, Division II through Chapter 10, Chapter 44 and Appendices AH, AJ, AQ, and AS of the 2025 California Residential Code, Title 24 Part 2.5 of the California Code of Regulations, are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein, except as revised by Section 150.004.001.

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

(C) The administration of the Residential Code shall be as set forth in Chapter 150 Section 150.001 of Santa Fe Springs Municipal Code.

150.004.001 RESIDENTIAL CODE AMENDED

Section R301.1.3.2 is amended in its entirety to read:

R301.1.3.2 Wood Frame Structures. The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood frame construction more than two stories and basement in height located in Seismic Design Category A, B, or C. Notwithstanding other sections of law, the law establishing these provisions is found in Business and Professions Code Sections 5537 and 6737.1.

The Building Official shall require construction documents to be approved and stamped by a licensed California architect or engineer for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2 or E.

150.005 ELECTRICAL CODE ADOPTED

(A) Article 89, Article 90, Chapters 1 through 9, and Annexes A, B, C, D, E, F, G, I, and J of the 2025 California Electrical Code, Title 24 Part 3 of the California Code of Regulations, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

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

(C) The administration of the Electrical Code shall be as set forth in Chapter 150 Section 150.001 of Santa Fe Springs Municipal Code.

150.005 ELECTRICAL CODE FEES

Notwithstanding the provisions of Section 150.004, fees for plan check, inspection and other electrical code fees shall be as set by resolution of the City Council.

150.006 MECHANICAL CODE ADOPTION

(A) Chapter 1, Division II through Chapter 17 and Appendices B, C, and D of the 2025 California Mechanical Code, Title 24 Part 4 of the California Code of Regulations, is hereby adopted by reference pursuant to the provisions

of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

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

(C) The administration of the Mechanical Code shall be as set forth in Chapter 150 Section 150.001 of Santa Fe Springs Municipal Code.

150.007 MECHANICAL CODE FEES

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

150.008 PLUMBING CODE ADOPTED

(A) Chapter 1, Division II through Chapter 17 and Appendices A, B, D, H, I, and J of the 2025 California Plumbing Code, Title 24 Part 5 of the California Code of Regulations, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained.

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

(C) The administration of the Plumbing Code shall be as set forth in Chapter 150 Section 150.001 of Santa Fe Springs Municipal Code.

150.009 PLUMBING CODE FEES

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

150.010 and 150.011 RESERVED

BUILDING NUMBERING

150.055 OFFICE OF OFFICIAL NUMBERER; DUTIES AND FEES.

(A) The Building Official, or their designee, is hereby designated as the official numberer of buildings within the City and shall be responsible for assigning official numbers and street addresses to all houses, buildings, and structures in accordance with the City's established street numbering system, coordinated with the official street numbering system of the county.

(B) Official numbers and street addresses shall be assigned upon request of the property owner or the owner's authorized agent. Fees for such services, if any, shall be as established by resolution of the City Council per Section150.003 of this code.

(C) Whenever a change or extension of any street requires a renumbering of buildings, the Building Official, or designee, shall determine and assign the appropriate numbers.

(D) All street addresses shall reference public streets unless, in the opinion of the Planning Director, no public street is reasonably available for addressing purposes.

150.056 ASSIGNMENT, DISPLAY, AND MAINTENANCE OF OFFICIAL NUMBERS.

(A) The proper display of building numbers is essential for public safety, emergency response, postal delivery, and general identification purposes. All houses, buildings, and structures within the City, other than accessory buildings, shall be numbered with the official number or numbers assigned by the Building Official, or designee.

(B) The assigned number shall be placed in the immediate area of the main entrance to the building. If the number is not visible from the street frontage, a separate posting visible from the street shall be required.

(C) Each figure of such number shall be at least three (3) inches in height, with fractional figures not less than one-third of that size. Numbers shall contrast with the background on which they are mounted, remain visible and unobstructed by vegetation or other materials, and shall comply with the visibility and location requirements of the California Fire Code or local Fire Department standards, as applicable.

(D) Property owners or persons in possession of property shall maintain assigned numbers in legible condition and shall remove any numbers not officially assigned under this subchapter.

(E) It is unlawful for any person other than the Building Official, or designee, to assign or designate any number or address purporting to be an official street number within the City.

150.057 NOTIFICATION AND ENFORCEMENT.

(A) The Building Official, or designee, shall notify property owners or persons in possession of property when official numbers have been assigned. Upon receipt of such notice, the owner or occupant shall, within ten (10) days, place the assigned number or numbers upon the premises as required by Section 150.056 and remove any unassigned numbers.

(B) Any person who fails to comply with subsection (A) shall be provided an additional written notice allowing ten (10) days to achieve compliance. Such notice may be issued and delivered by any authorized representative of the City by mail, personal delivery, or other reasonable means.

(C) Failure to comply within the time specified shall constitute a violation of this code and shall be subject to enforcement and penalties as provided in Section 10.97 of this code.

150.058 [RESERVED]
150.059 [RESERVED]
150.060 [RESERVED]
150.061 [RESERVED]

Chapter 153 [RESERVED]

EXHIBIT "B"

2025
LOCAL AMENDMENTS FINDINGS

I. GEOLOGICAL CONDITIONS

The City of Santa Fe Springs 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 wood frame 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 D0, D1, D2, or E that are subject to a greater level of seismic forces, the requirement to have 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 wood frame 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.

II. 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, droughts, 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.

CODE SECTION	TITLE (Clarification)	FINDINGS
Chapter 9 of Building Code	Fire Protection and Life Safety Systems	I. Geological Conditions; and II. Climatic Conditions
R301.1.3.2	Wood Frame Structures	I. Geological Conditions

ITEM # 20

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

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

SUBJECT: **COMMERCIAL STREET IMPROVEMENT FOR SPRINGDALE AVENUE, WAKEMAN STREET AND JOHN STREET – FINAL PAYMENT**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

1) Approve the Final Payment to Hardy & Harper, Inc. of Lake Forest, California for $114,356 (Less 5% Retention); and

2) Approve the final contract amount with Hardy & Harper, Inc., in the amount of $1,600,226; and

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

FISCAL IMPACT

The Commercial Street Improvement for Springdale Avenue, Wakeman Street and John Street project is an approved Capital Improvement Program (CIP) project funded through a combination of private Development Impact Street Resurfacing Fees, Redevelopment Bond Fund and the Measure SFS Fund.

On June 17, 2025, an appropriation of $1,095,000 from the Measure SFS Fund was approved to address the project shortfall. The total budget for the project is $2,565,000.

The total project fund breakdown is estimated as follows:

STREET NAME AND FUND	ESTIMATED FUND AMOUNT
Springdale Avenue (PW220106)	
Development Impact Street Resurfacing Fees	$ 540,000
Wakeman Street (PW220501)	
Redevelopment Bond Fund	$ 300,000
John Street (PW220105)	
Development Impact Street Resurfacing Fees	$ 630,000
Measure SFS Fund (43104310 – 542050)	$ 1,095,000
Total Estimated Project Funds:	**$ 2,565,000**

The total project cost breakdown is estimated as follows:

Commercial Street Improvements (Springdale Avenue, Wakeman Street, John Street)

ITEM:	ESTIMATED PROJECT COSTS
Construction Contract (Final Amount)	$ 1,600,226
Design	$ 132,000
Engineering	$ 160,000
Inspection	$ 60,000
Total Estimated Project Cost:	**$ 1,952,226**

The project is estimated to close with a surplus of approximately $612,774, which will be returned to the Measure SFS Fund and made available to program for other projects.

The payment detail provided in Attachment A represent the final payment due, less a 5% retention, according to the terms of the contract. This payment is for work that has been completed and deemed satisfactory. The retention will be released after the mandatory waiting period following the filing of the Notice of Completion with the LA County Registrar-Recorder.

BACKGROUND

The commercial street improvement project includes three segments located on: 1) Springdale Avenue (from Florence Avenue to Clark Street); 2) Wakeman Street (from Sorensen Avenue to the end of the cul-de-sac); and 3) John Street (from Los Nietos Road to Sorensen Avenue). Each segment involved the pulverization and removal of eleven inches of existing asphalt and base. This was followed by the installation of fiber-reinforced asphalt concrete pavement over a cement-treated base. Additionally, the project required the removal and replacement of damaged curb and gutter, sidewalks, curb ramps, parkway drains, and driveways as needed.

On June 17, 2025, the City Council approved the award of a contract to Hardy & Harper, Inc. in the amount of $1,605,000 for the construction of the Commercial Street

Improvement for Springdale Avenue, Wakeman Street and John Street project. The final contract amount is $1,600,226, which includes adjustments of final quantities for unit priced items as measured during construction.

ANALYSIS

N/A

ENVIRONMENTAL

Pursuant to the guidelines of the California Environmental Quality Act (CEQA), the Commercial Street Improvements for Springdale Avenue, Wakeman Street and John Street project is categorically exempt under Class 1(c) for existing facilities. Under CEQA, a project is exempt if the scope of work is limited to the repair, maintenance, and minor alterations of an existing facility (existing highways and streets are included examples).

DISCUSSION

The new pavement sections have eliminated potholes and will support heavy repetitive loads generated by trucks and other vehicles. These street improvements have also increased pavement service life, enhanced traffic operations, and will reduce future maintenance costs.

SUMMARY/NEXT STEPS

Upon the City Council approval of the recommended actions, the Public Works Department will coordinate with the Finance Department to issue a final payment to Hardy & Harper, Inc. and proceed to close the project. The Public Works Department will then file the Notice of Completion with the LA County Registrar-Recorder as a part of the project closure. Following the mandatory waiting period after the filing of the Notice of Completion, Public Works will work with the Finance Department to release the retention payment.

ATTACHMENTS:

A. Final Payment Detail

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A

Payment Detail:

COMMERCIAL STREET IMPROVEMENTS FOR SPRINGDALE AVENUE, WAKEMAN STREET AND JOHN STREET

Contractor: Hardy & Harper, Inc.
32 Rancho Circle
Lake Forest, CA 92630

Final Payment: $ 108,638.44

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
	CONTRACT WORK								
Springdale Avenue									
1.	Mobilization.	1	L.S.	$ 25,000.00	$ 25,000.00	25%	$ 6,250.00	100%	$ 25,000.00
2.	Traffic Control and Public Safety.	1	L.S.	$ 41,150.00	$ 41,150.00	25%	$ 10,287.50	100%	$ 41,150.00
3.	Preparation, Implementation and Modification of the SWPPP.	1	L.S.	$ 5,000.00	$ 5,000.00	25%	$ 1,250.00	100%	$ 5,000.00
4.	Construction Survey and Monument Perpetuation.	1	L.S.	$ 5,000.00	$ 5,000.00	25%	$ 1,250.00	100%	$ 5,000.00
5.	Pulverize Existing A.C. Pavement and Base to a Depth of 11". Remove and Dispose of 4" of Pulverized Base and Treat Remaining with 5% Cement to a Depth of 7".	52,000	S.F.	$ 2.75	$ 143,000.00	0	$ -	53,240	$ 146,410.00
6.	Apply Tack Coat and Construct 4" Fiber Reinforced Asphalt Concrete (FRAC) Pavement.	1,350	TON	$ 135.00	$ 182,250.00	0	$ -	1,367.49	$ 184,611.15
7.	Remove Existing and Construct PCC Curb & Gutter (Full Height and Depressed Curb) and Base per City Standard R-7 and R-6.2.	185	L.F.	$ 110.00	$ 20,350.00	0	$ -	184	$ 20,240.00
8.	Remove Existing and Construct PCC Sidewalk and Base per City Standard R-2.2.	150	S.F.	$ 25.00	$ 3,750.00	0	$ -	87.5	$ 2,187.50
9.	Remove Existing and Construct PCC Commercial Driveway and Base per City Standard R-6.2.	2,500	S.F.	$ 32.00	$ 80,000.00	0	$ -	2,562.75	$ 82,008.00
10.	Adjust to Grade Existing Manhole Frame and Cover.	4	EA	$ 1,500.00	$ 6,000.00	4	$ 6,000.00	4	$ 6,000.00
11.	Adjust to Grade Existing Water Valve Cover, Frame, and Box.	7	EA	$ 1,500.00	$ 10,500.00	7	$ 10,500.00	7	$ 10,500.00
12.	Traffic Signing, Thermoplastic Markings and Striping, Pavement Markers and Repaint Curb.	1	L.S.	$ 6,000.00	$ 6,000.00	100%	$ 6,000.00	1	$ 6,000.00
13.	Remove Existing Curb Drain and Construct New Parkway Drain Per SPPWC 151-2, Modified to Include Frame and Cover Per SPPWC 152-3.	1	EA	$ 12,000.00	$ 12,000.00	0.5	$ 6,000.00	0.5	$ 6,000.00
14.	Over excavation, Import and Place CMB.	100	C.Y.	$ 100.00	$ 10,000.00	0	$ -	126	$ 12,600.00
	Springdale Avenue Subtotal:				**$ 550,000.00**		**$ 47,537.50**		**$ 552,706.65**
Wakeman Street									
15.	Mobilization.	1	L.S.	$ 20,000.00	$ 20,000.00	25%	$ 5,000.00	100%	$ 20,000.00
16.	Traffic Control and Public Safety.	1	L.S.	$ 38,075.00	$ 38,075.00	25%	$ 9,518.75	100%	$ 38,075.00
17.	Preparation, Implementation and Modification of the SWPPP.	1	L.S.	$ 5,000.00	$ 5,000.00	25%	$ 1,250.00	100%	$ 5,000.00
18.	Construction Survey and Monument Perpetuation.	1	L.S.	$ 6,000.00	$ 6,000.00	25%	$ 1,500.00	100%	$ 6,000.00
19.	Pulverize Existing A.C. Pavement and Base to a Depth of 11". Remove and Dispose of 4" of Pulverized Base and Treat Remaining with 5% Cement to a Depth of 7".	28,700	S.F.	$ 2.75	$ 78,925.00	0	$ -	30,620	$ 84,205.00
20.	Apply Tack Coat and Construct 4" Fiber Reinforced Asphalt Concrete (FRAC) Pavement.	750	TON	$ 135.00	$ 101,250.00	0	$ -	739.11	$ 99,779.85
21.	Remove Existing and Construct PCC Curb & Gutter (Full Height and Depressed Curb) and Base per City Standard R-7 and R-6.2.	380	L.F.	$ 110.00	$ 41,800.00	0	$ -	366	$ 40,260.00
22.	Remove Existing and Construct PCC Sidewalk and Base per City Standard R-2.2.	50	S.F.	$ 25.00	$ 1,250.00	0	$ -	39	$ 975.00
23.	Remove Existing and Construct PCC Commercial Driveway and Base per City Standard R-6.2.	2,850	S.F.	$ 32.00	$ 91,200.00	0	$ -	2,860	$ 91,520.00
24.	Adjust to Grade Existing Manhole Frame and Cover.	3	EA	$ 1,500.00	$ 4,500.00	3	$ 4,500.00	3	$ 4,500.00
25.	Adjust to Grade Existing Water Valve Cover, Frame, and Box.	2	EA	$ 1,500.00	$ 3,000.00	2	$ 3,000.00	2	$ 3,000.00
26.	Traffic Signing, Thermoplastic Markings and Striping, Pavement Markers and Repaint Curb.	1	L.S.	$ 4,000.00	$ 4,000.00	100%	$ 4,000.00	1	$ 4,000.00
27.	Over excavation, Import and Place CMB.	100	C.Y.	$ 100.00	$ 10,000.00	0	$ -	85	$ 8,500.00
	Wakeman Street Subtotal:				**$ 405,000.00**		**$ 28,768.75**		**$ 405,814.85**

Payment Detail:

COMMERCIAL STREET IMPROVEMENTS FOR SPRINGDALE AVENUE, WAKEMAN STREET AND JOHN STREET

Contractor: Hardy & Harper, Inc.
32 Rancho Circle
Lake Forest, CA 92630

Final Payment: $ 108,638.44

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
	CONTRACT WORK								
John Street									
28.	Mobilization.	1	L.S.	$ 30,000.00	$ 30,000.00	25%	$ 7,500.00	100%	$ 30,000.00
29.	Traffic Control and Public Safety.	1	L.S.	$ 43,200.00	$ 43,200.00	25%	$ 10,800.00	100%	$ 43,200.00
30.	Preparation, Implementation and Modification of the SWPPP.	1	L.S.	$ 5,000.00	$ 5,000.00	25%	$ 1,250.00	100%	$ 5,000.00
31.	Construction Survey and Monument Perpetuation.	1	L.S.	$ 8,000.00	$ 8,000.00	25%	$ 2,000.00	100%	$ 8,000.00
32.	Pulverize Existing A.C. Pavement and Base to a Depth of 11". Remove and Dispose of 4" of Pulverized Base and Treat Remaining with 5% Cement to a Depth of 7".	63,200	S.F.	$ 2.75	$ 173,800.00	0	$ -	62,880	$ 172,920.00
33.	Apply Tack Coat and Construct 4" Fiber Reinforced Asphalt Concrete (FRAC) Pavement.	1,650	TON	$ 135.00	$ 222,750.00	0	$ -	1,584.15	$ 213,860.25
34.	Remove Existing and Construct PCC Curb & Gutter (Full Height and Depressed Curb) and Base per City Standard R-7 and R-6.2.	300	L.F.	$ 110.00	$ 33,000.00	0	$ -	305	$ 33,550.00
35.	Remove Existing and Construct PCC Sidewalk and Base per City Standard R-2.2.	430	S.F.	$ 25.00	$ 10,750.00	0	$ -	350	$ 8,750.00
36.	Remove Existing and Construct PCC Commercial Driveway and Base per City Standard R-6.2.	2,250	S.F.	$ 32.00	$ 72,000.00	0	$ -	2,625.75	$ 84,024.00
37.	Adjust to Grade Existing Manhole Frame and Cover.	3	EA	$ 1,500.00	$ 4,500.00	3	$ 4,500.00	3	$ 4,500.00
38.	Adjust to Grade Existing Water Valve Cover, Frame, and Box.	1	EA	$ 1,500.00	$ 1,500.00	1	$ 1,500.00	1	$ 1,500.00
39.	Adjust to Grade Existing Monitoring Well Frame and Cover.	3	EA	$ 1,500.00	$ 4,500.00	3	$ 4,500.00	3	$ 4,500.00
40.	Traffic Signing, Thermoplastic Markings and Striping, Pavement Markers and Repaint Curb.	1	L.S.	$ 6,000.00	$ 6,000.00	1	$ 6,000.00	100%	$ 6,000.00
41.	Remove Existing And Construct 4" PCC Curb Ramp with Black Truncated Domes and Base per Caltrans Standard Plan A88A.	1	EA	$ 10,000.00	$ 10,000.00	0	$ -	1	$ 10,000.00
42.	Remove Existing Parkway Drain and Construct New Parkway Drain Per SPPWC 151-2, Modified to Include Frame and Cover Per SPPWC 152-3.	1	EA	$ 15,000.00	$ 15,000.00	0	$ -	1	$ 15,000.00
43.	Over excavation, Import and Place CMB.	100	C.Y.	$ 100.00	$ 10,000.00	0	$ -	9	$ 900.00
	John Street Subtotal				**$ 650,000.00**		**$ 38,050.00**		**$ 641,704.25**
	SPRINGDALE - WAKEMAN - JOHN COMBINED CONTRACT TOTAL:				**$ 1,605,000.00**		**$ 114,356.25**		**$ 1,600,225.75**

CONTRACT PAYMENTS:

Total Items Completed to Date:	$	1,600,225.75
Less 5% Retention:	$	80,011.29
Progress Payment No. 1:	$	1,411,576.02
Final Payment:	**$**	**108,638.44**

Invoice Date.	Invoice No.	Warrant Billing Period: Invoice Due Date	Warrant Billing Period: Invoice Pay Date	Payment Amount	Retention Amount
09/10/2025	001	09/30/2025	10/09/2025	**$ 1,411,576.02**	**$ 74,293.48**
10/10/2025	002	10/28/2025	11/06/2025	**$ 108,638.44**	**$ 5,717.81**

	Amount	Account
Finance Please Pay:	$ 108,638.44	43104310 - 542050
5% Retention Completed this Period:	$ 5,717.81	270010
Recommended by Project Manager:	Robert Garcia	Robert Garcia #2232 10/10/25
Approved by Public Works Director:	James Enriquez, P.E.	

ITEM # 21

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

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

SUBJECT: **MEASURES SFS - COMMERCIAL STREET IMPROVEMENT FOR DINARD AVE, MARYTON AVE, MARQUARDT AVE, PARK ST & PIKE ST – AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

1) Approve the Plans and Specifications for the Measure SFS Commercial Street Improvement for Dinard Ave, Maryton Ave, Marquardt Ave, Park St and Pike St Project; and

2) Authorize the City Engineer to advertise construction bids; and

3) Authorize the City Clerk to file a Notice of Exemption for the subject project with the Los Angeles Registrar-Recorder; and

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

FISCAL IMPACT

The Measure SFS Commercial Street Improvement Project includes Dinard Ave (Maryton Ave to Rosecrans Ave), Maryton Ave (Dinard Ave to Rosecrans Ave), Marquardt Ave (Imperial Hwy to 625 feet southerly), Park St (Shoemaker Ave to west cul-de-sac), Pike St (Norwalk Blvd to west cul-de-sac), Park St (Shoemaker Ave to east cul-de-sac), and Pike St (Norwalk Blvd to east cul-de-sac). The street improvement projects are approved Capital Improvement Plan projects and were originally funded with Redevelopment Bond Funds as shown below:

Street Improvement	Account No.		Budget
Dinard Ave (Maryton Ave to Rosecrans Ave)	PW230503	$	450,000
Maryton Ave (Dinard Ave to Rosecrans Ave)	PW230502	$	530,000
Marquardt Ave (Imperial Hwy. to 625 feet southerly)	PW230501	$	355,000
Park St (Shoemaker Ave to west cul-de-sac) and Park St (Shoemaker Ave to east cul-de-sac)	PW220502	$	320,000
Pike St (Norwalk Blvd to west cul-de-sac) and Pike St (Norwalk Blvd to east cul-de-sac)	PW230505	$	525,000
Total Measure SFS Fund Budget		**$**	**2,180,000**
Total Expenditures to Date		**$**	**265,324**
Total Remaining Balance of Redevelopment Bond Fund		**$**	**1,914,676**

The project will be advertised as a single construction contract to maximize economies of scale; however, staff is anticipating a project funding shortfall. Upon the opening of bids and at the award of contract, staff will recommend releasing the total remaining balance of the Redevelopment Bond Funds back to the Redevelopment Bond Fund and covering the shortfall with Measure SFS funds.

The cost estimate for the project is derived from the most current costs for similar types of construction projects in the area. The total estimated project costs are as follows:

Street Improvements (Dinard Ave., Maryton Ave., Marquardt Ave., Park St. Pike St.)

Item	Estimated Project Costs	
Construction	$	2,950,000
Design	$	267,000
Engineering	$	100,000
Inspection	$	100,000
Contingency	$	443,000
Total Estimated Project Cost:	**$**	**3,860,000**

BACKGROUND

On July 16, 2024, the City Council authorized the Director of Public Works to execute a Task Order for On-Call Professional Engineering Services with NV5 for the designs of the

commercial street project segments. The Consultant prepared the project plans, specifications, and engineering estimates with staff oversight.

The Measure SFS Commercial Street Improvement Project segments are located on Dinard Ave (from Maryton Ave to Rosecrans Ave), Maryton Ave (from Dinard Ave to Rosecrans Ave), Marquardt Ave (from Imperial Hwy to 625 ft south), Park St (from Shoemaker Ave to the west cul-de-sac), and Pike St (Norwalk Blvd to west cul-de-sac), Park St (from Shoemaker Ave to the east cul-de-sac), and Pike St (Norwalk Blvd to east cul-de-sac). Attachments 1, 2, 3, 4, 5, 6 and 7 denote the seven street improvement project segments. All seven project segments consist of grinding the top 5 inches of existing asphalt and placement of 2 inches of fiber-reinforced asphalt concrete pavement over 3 inches of asphalt concrete base. Other improvements include removal and replacement of curb & gutter, sidewalks, curb ramps, parkway drains, and driveways, as needed.

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

ANALYSIS

The proposed new paving sections will eliminate potholes, support heavy repetitive loads generated by trucks/vehicles, increase pavement service life, and allow for a smooth riding roadway.

ENVIRONMENTAL

Pursuant to the guidelines of the California Environmental Quality Act (CEQA), the Commercial Street Improvement for Dinard Ave, Maryton Ave, Marquardt Ave, Park St and Pike St. Project is categorically exempt under Class 1(c) for existing facilities. Under CEQA, a project is exempt if the scope of work is limited to the repair, maintenance, and minor alterations of an existing facility (existing highways and streets are included examples).

DISCUSSION

These street improvements will improve the structural condition of the existing street segments, enhance traffic operations, and reduce future maintenance costs.

SUMMARY/NEXT STEPS

Upon City Council’s approval of the recommended actions, City staff will advertise the project for construction bids.

ATTACHMENTS:

A. Dinard Avenue
B. Maryton Avenue
C. Marquardt Avenue
D. Park Street (to west cul-de-sac)
E. Pike Street (to west cul-de-sac)
F. Park Street (to east cul-de-sac)
G. Pike Street (to east cul-de-sac)

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT 1

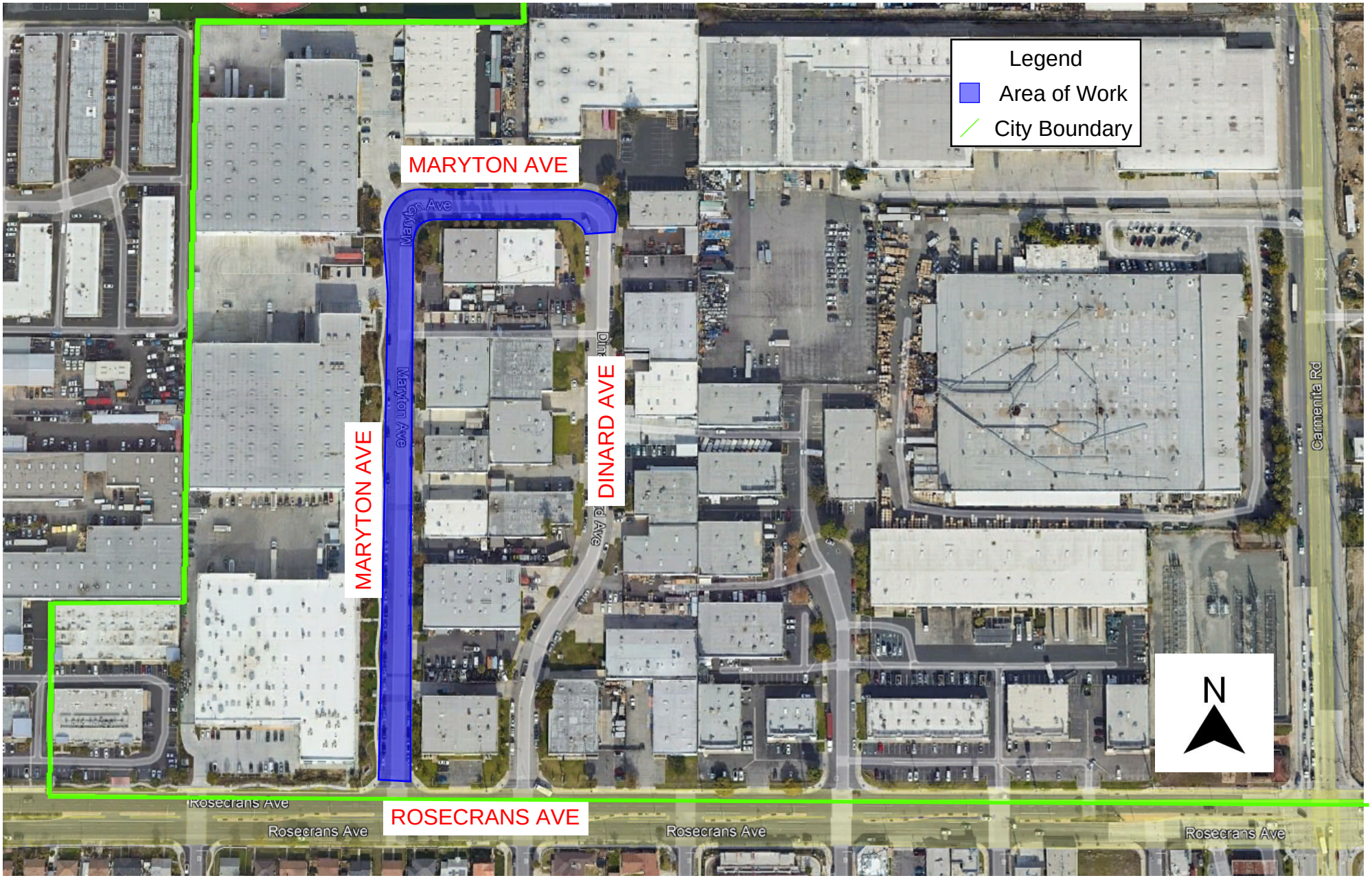
PROJECT SITE MAPS

DINARD AVE (MARYTON AVE TO ROSECRANS AVE)



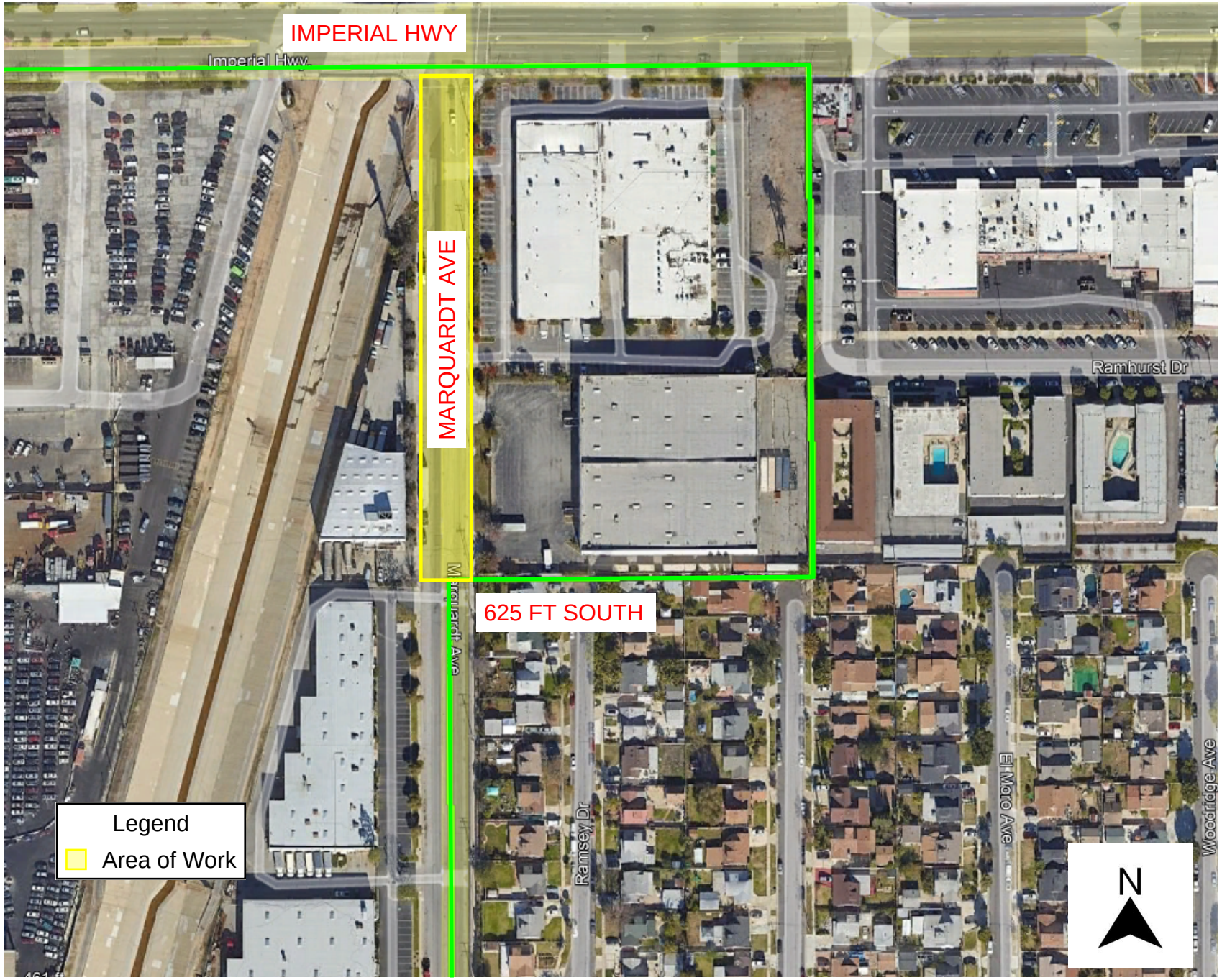
ATTACHMENT 2

MARYTON AVE (DINARD AVE TO ROSECRANS AVE)



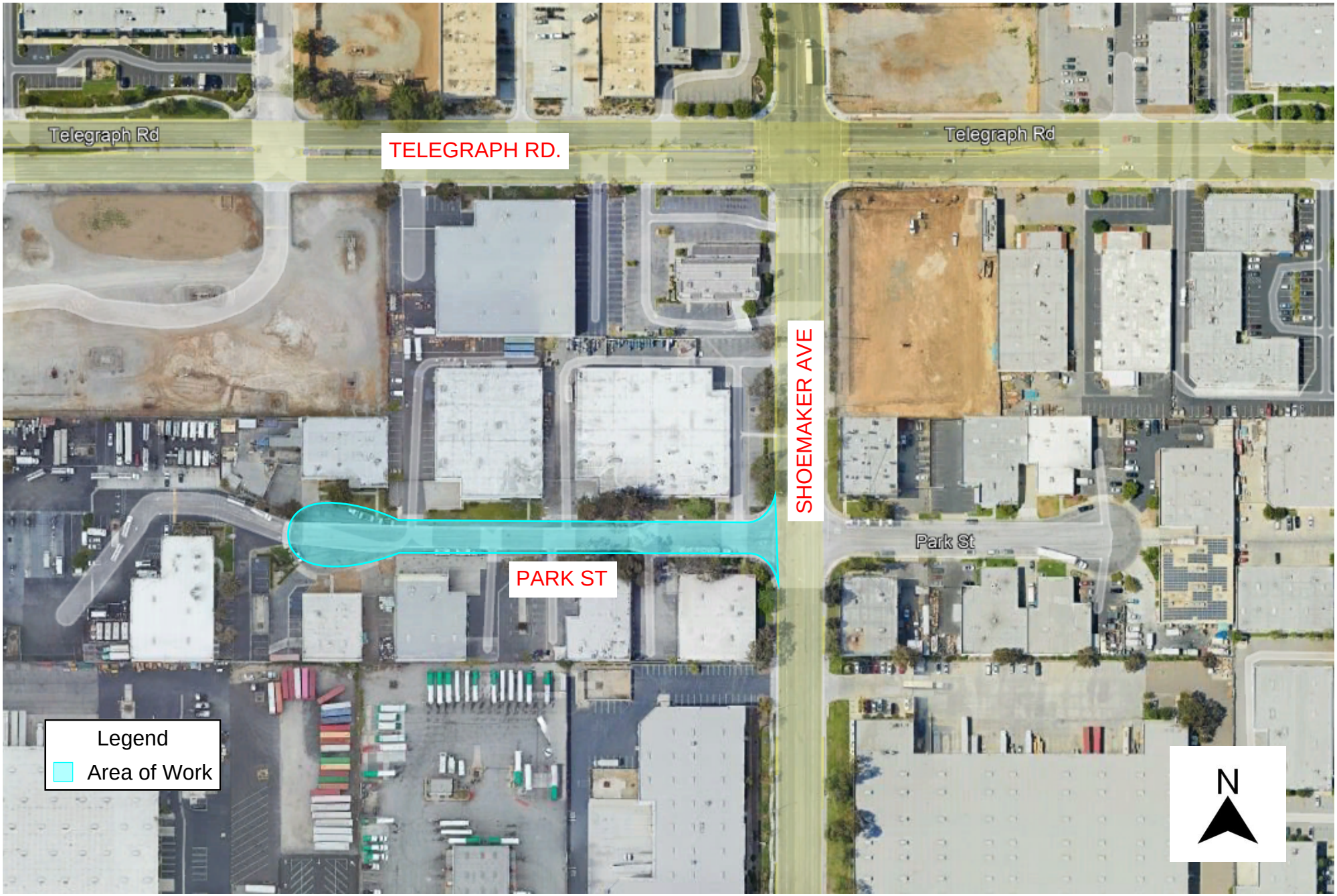
ATTACHMENT 3

MARQUARDT AVE (IMPERIAL HWY TO 625FT SOUTH)



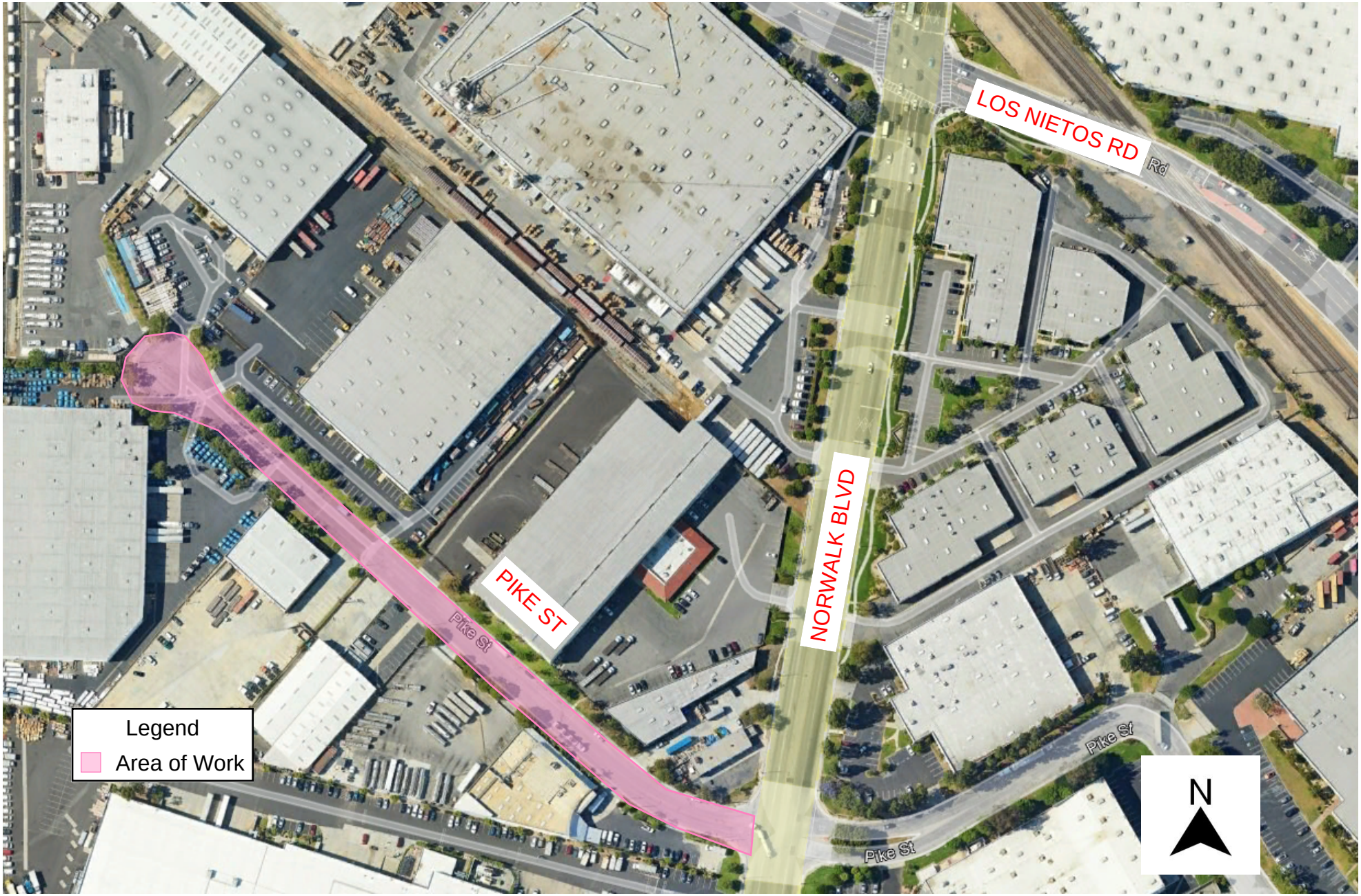
ATTACHMENT 4

PARK ST (SHOEMAKER AVE TO WEST CUL-DE-SAC)



ATTACHMENT 5

PIKE ST (NORWALK BLVD TO WEST CUL DE SAC)



PARK ST (SHOEMAKER AVE TO EAST CUL-DE-SAC)



PIKE ST (NORWALK BLVD TO EAST CUL-DE-SAC)



ITEM # 22

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

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

SUBJECT: **RESIDENTIAL CONCRETE IMPROVEMENTS 2025-2026 – AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

1) Approve adding the Residential Concrete Improvements 2025-2026 project to the Capital Improvement Plan; and

2) Appropriate $485,000 from the Utility Users Tax (UUT) Capital Improvement Plan Fund to the Residential Concrete Improvements 2025-2026; and

3) Approve the Plans & Specifications; and

4) Authorize the City Engineer to advertise for construction bids; and

5) Authorize the City Clerk to file a Notice of Exemption for the subject project with the Los Angeles Registrar-Recorder; and

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

FISCAL IMPACT

The proposed Residential Concrete Improvements 2025-2026 project is a new Capital Improvement Plan project and staff is recommending adding the project to the Capital Improvement Plan. Staff is also recommending an appropriation from the Utility Users Tax (UUT) Capital Improvement Plan Fund in the amount of $485,000 that includes construction, engineering, design, inspection, and contingency.

The cost estimates for the projects are derived from the most current costs for similar types of construction projects in the area. The total estimated project costs are as follows:

Item:	**Estimated Project Costs**	
Construction	$	315,000
Design	$	15,000
Engineering	$	25,000
Inspection	$	40,000
Contingency	$	90,000
Total Estimated Project Cost:	**$**	**485,000**

BACKGROUND

The proposed project consists of the removal and replacement of existing uplifted and/or damaged sidewalk, driveways, curb and gutter, and curb ramp replacements located in the residential community. A complete listing of the proposed concrete improvements is shown in Attachments A-C.

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

ANALYSIS

N/A

ENVIRONMENTAL

Pursuant to the guidelines of the California Environmental Quality Act (CEQA), the Residential Concrete Improvements 2025-2026 project is categorically exempt under Class 1(c) for existing facilities. Under CEQA, a project is exempt if the scope of work is limited to the repair, maintenance, and minor alterations of an existing facility (existing highways and streets are included examples). Once the project is approved and the City is ready to award a construction contract, a recommendation to file a Notice of Exemption will be requested.

DISCUSSION

These concrete improvements will improve the structural condition of the existing sidewalk segments, driveways, curb ramps and curb and gutter segments and reduce future maintenance costs. Additionally, the concrete repairs will be completed in advance of the slurry sealing of these streets which is planned in the next couple of years.

SUMMARY/NEXT STEPS

Upon City Council's approval of the recommended actions, City staff will advertise the project and await the construction bid opening.

ATTACHMENT(S):

A. Residential Concrete Improvements 2025-2026 – Location Map
B. Residential Concrete Improvements 2025-2026 – Removal and Replacement Matrix Exhibit
C. Curb Ramp Location Map

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A

RESIDENTIAL CONCRETE IMPROVEMENTS 2025-2026 - LOCATION MAP



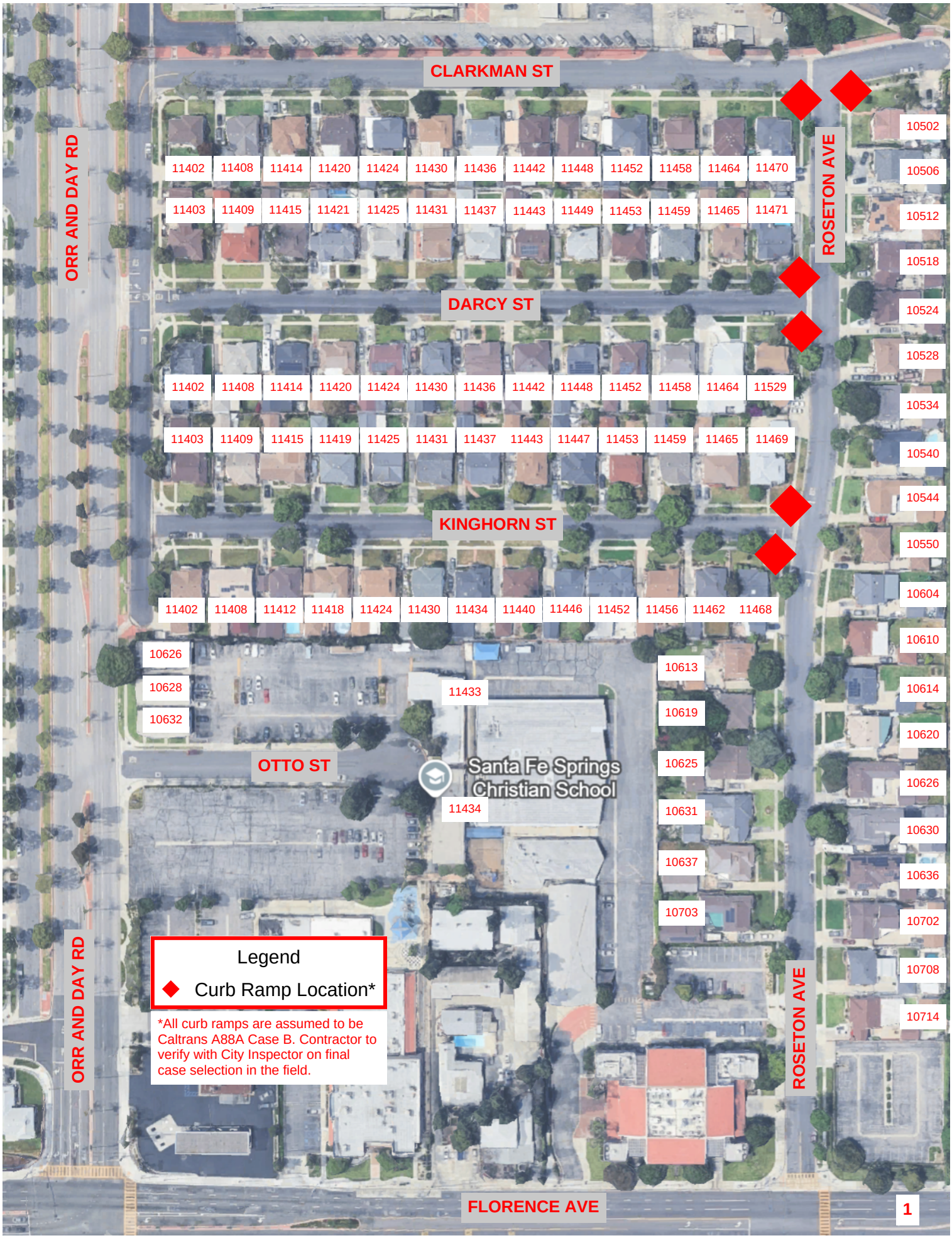
ATTACHMENT B

RESIDENTIAL CONCRETE IMPROVEMENTS 2025-2026 - REMOVAL AND REPLACEMENT MATRIX

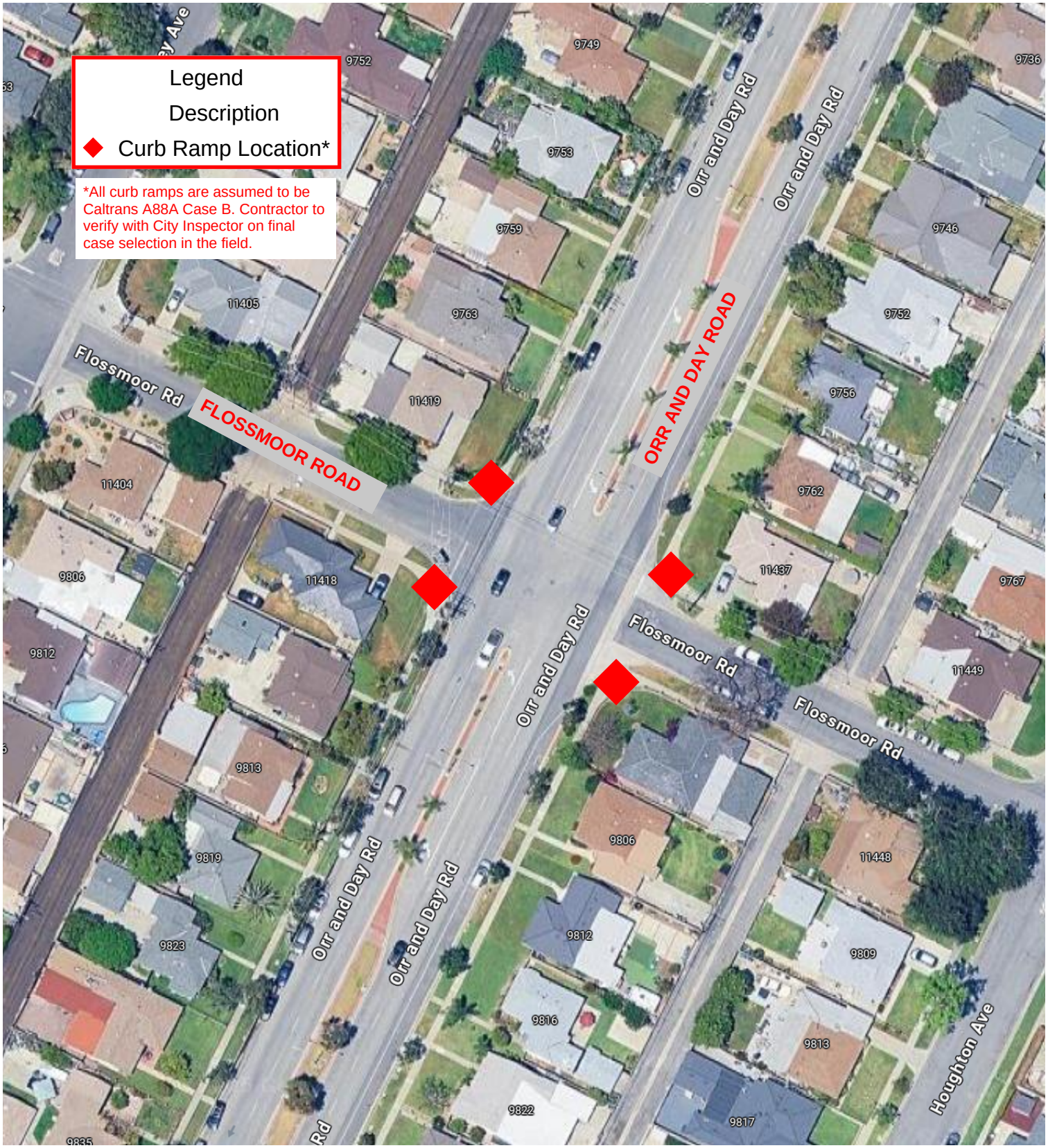
NO.	ADDRESS	SIDEWALK REMOVE/REPLACE	LENGTH (FT)	WIDTH (FT)	AREA (SF)	CURB AND GUTTER REMOVE AND REPLACE	(LF)	DRIVEWAY REMOVE AND REPLACE	AREA (SF)
1	11403 Darcy St (on Kinghorn St.)	Sidewalk	20	4	80				
2	11459 Darcy St	Sidewalk	10	4	40	Curb and Gutter	40		
3	11431 Darcy St	Sidewalk	10	4	40			Driveway	135
4	11421 Darcy St	Sidewalk	4	4	16				
5	11420 Darcy St	Sidewalk	11	4	44				
6	11430 Darcy St	Sidewalk	22	4	88				
7	11465 Darcy St					Curb and Gutter	40		
8	11452 Darcy St					Curb and Gutter	40		
9	11425 Darcy St	Sidewalk	31.25	4	125				
10	11456 Kinghorn St	Sidewalk	29	4	116				
11	11465 Kinghorn St	Sidewalk	20	4	80				
12	11459 Kinghorn St	Sidewalk	24	4	96	Curb and Gutter	40		
13	11453 Kinghorn St	Sidewalk	10	4	40				
14	11447 Kinghorn St	Sidewalk	25	4	100				
15	11437 Kinghorn St	Sidewalk	32	4	128				
16	11424 Kinghorn St							Driveway	221
17	11415 Kinghorn St	Sidewalk	17	4	68				
18	11403 Kinghorn St	Sidewalk	8	4	32				
19	11446 Kinghorn St	Sidewalk	20	4	80			Driveway	225
20	10630 Roseton Ave							Driveway	221
21	10631 Roseton Ave	Sidewalk	45	4	180			Driveway	130
22	10703 Roseton Ave	Sidewalk	45	4	180				
23	South of 10708 Roseton Ave	Sidewalk	33	4	132				
24	10708 Roseton Ave	Sidewalk	41	4	164				
25	10614 Roseton Ave	Sidewalk	47	4	188				
26	10550 Roseton Ave	Sidewalk	27	4	108	Curb and Gutter	37		
27	10544 Roseton Ave							Driveway	268
28	10540 Roseton Ave	Sidewalk	45	4	180	Curb and Gutter	26		
29	10512 Roseton Ave	Sidewalk	4	4	16				
30	10512 Roseton Ave	Sidewalk	9	4	36				
31	10518 Roseton Ave	Sidewalk	37	4	148				
32	10524 Roseton Ave	Sidewalk	10	4	40				
33	10534 Roseton Ave							Driveway	221
34	11470 Clarkman St (on Roseton St)	Sidewalk	39	4	156	Curb and Gutter	50		
35	11468 Kinghorn St	Sidewalk	8	4	32				
36	11468 Kinghorn St (on Roseton St)	Sidewalk	25	4	100				
37	10625 Roseton St	Sidewalk	28	4	112				
38	10619 Roseton St	Sidewalk	21	4	84			Driveway	125
39	11434 Otto St (1)	Sidewalk 33.93686, -118.08968	9	6	54				
40	11434 Otto St (2)	Sidewalk 33.93685, -118.08989	10	6	60				
41	11434 Otto St (3)	Sidewalk 33.93673, -118.09010	10	6	60				
42	11434 Otto St (4)	Sidewalk 33.93682, -118.08934	26	6	156				
43	11434 Otto St (5)					Curb and Gutter 33.93675, -118.08953	8		
44	11434 Otto St (6)							Driveway 33.936732, -118.089288	208
45	10632-10626 Orr and Day Rd	Sidewalk 33.93715, -118.09049	33	4	132				
46	11458 Clarkman St	Sidewalk	14.75	4	59			Driveway	130
47	11442 Clarkman St							Driveway	160
48	11420 Clarkman St							Driveway	135
49	11415 Darcy St					Curb and Gutter	40	Driveway	135
50	11402 Darcy St					Curb and Gutter	17		
51	10637 Roseton Ave							Driveway	150

ATTACHMENT C

CURB RAMP LOCATION MAP



CURB RAMP LOCATIONS



ITEM # 23

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

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

SUBJECT: **LETTER OF AGREEMENT: RECONNECTING COMMUNITES AND NEIGHBORHOODS**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

1) Approve the Letter of Agreement - Reconnecting Communities and Neighborhoods; and

2) Authorize the City Manager to execute the Letter of Agreement - Reconnecting Communities and Neighborhoods; and

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

FISCAL IMPACT

Costs incurred by the City under the Letter of Agreement will be reimbursed through the RCN Grant Program on a progress basis through LACMTA. There is no local match required for the proposed improvements.

BACKGROUND

In preparation for the 2028 Olympic and Paralympic Games, the Los Angeles County Metropolitan Transportation Authority (LACMTA) is collaborating with local municipalities throughout Los Angeles County, to implement a subset of projects from the 2028 Olympic Games Mobility Concept Plan collectively referred to as the Reconnecting Communities and Neighborhood Project (RCN Project). The RCN Project includes the implementation of 35.5 miles of bus priority improvements, development of five mobility hubs, five first/last

mile investments, 60 bikeshare locations, and other public right-of-way infrastructure improvements.

The U.S. Department of Transportation (USDOT) awarded LACMTA funding for the implementation of the RCN Project through the Reconnecting Communities and Neighborhoods Grant program (RCN Grant Program). Per LACMTA's RCN Project schedule, construction of Improvements is anticipated to begin in early 2027 and be completed by December 31, 2027.

ANALYSIS

Approval of the Letter of Agreement Reconnecting Communities and Neighborhoods allows the mutually agreed upon improvements to be completed in the public rights-of-way within the City's jurisdiction as part of the Imperial Highway Bus Corridor Enhancements RCN Project. The purpose of this Letter of Agreement is to define the manner in which LACMTA and the City will cooperate and coordinate on the Design and Construction of the RCN Project.

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

Upon City Council approval, staff will notify LACMTA of the executed RCN Letter of Agreement for the 2028 Olympic and Paralympic Games.

ATTACHMENTS:

A) Letter of Agreement - Reconnecting Communities and Neighborhoods

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

November 5, 2025

Rene Bobadilla
City Manager
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

LETTER OF AGREEMENT: RECONNECTING COMMUNITIES AND NEIGHBORHOODS

1.1 In preparation for the 2028 Olympic and Paralympic Games, the Los Angeles County Metropolitan Transportation Authority ("**LACMTA**") is collaborating with local municipalities throughout Los Angeles County, to implement a subset of projects from the 2028 Olympic Games Mobility Concept Plan collectively referred to as the Reconnecting Communities and Neighborhood Project ("**RCN Project**"). The RCN Project includes the implementation of 35.5 miles of bus priority improvements, development of five mobility hubs, five first/last mile investments, 60 bikeshare locations, and other public right-of-way infrastructure improvements (collectively referred to as "**Improvements**") (See LACMTA Board Report File #2024-0913).

The U.S. Department of Transportation ("**USDOT**") awarded LACMTA funding for the implementation of the RCN Project through the Reconnecting Communities and Neighborhoods Grant program ("**RCN Grant Program**"). Costs incurred under the LOA that will be reimbursed through the RCN Grant Program must comply with the federal procurement guidelines set out in 2 C.F.R. Part 200. Per LACMTA's RCN Project schedule, construction of Improvements is anticipated to begin in early 2027 and be completed by December 31, 2027.

As of _____, 2025 (the "**Effective Date**"), LACMTA and the City of Santa Fe Springs ("**City**") (each, individually, a "**Party**" and collectively the "**Parties**") have identified and mutually agreed upon Improvements to be completed in the public rights-of-way within the City's jurisdiction as part of the Imperial Highway Bus Corridor Enhancements RCN Project. The purpose of this Letter of Agreement ("**LOA**") is to define the manner in which the Parties will cooperate and coordinate on the Design and Construction of the RCN Project.

1.2 The Parties hereby agree as follows:

(a) **Scope:** The Parties agree to cooperate and coordinate with each other on the RCN Project and this LOA sets out the procedures for coordination for all activities related to the design, redesign, engineering or architecture of the Improvements (collectively referred to as "**Design**") and all construction activities necessary to complete the RCN Project including any Improvements and the installation, inspection, and testing of new facilities, including

temporary and permanent materials, equipment, systems, software, and any components of such permanent materials, systems, and software (collectively referred to as "**Construction**" or "**Construct**", which shall be construed accordingly). Unless otherwise agreed, LACMTA shall perform the Design and Construction activities and be responsible for the procurement of contractors to perform the Design and Construction of the RCN Project including any coordination with utility companies, as necessary. The City agrees to designate the RCN Project as a high-priority public works project and to provide LACMTA with expedited review and approval (as required) of the LACMTA Submittals.

The Parties will mutually agree on the Basis of Design for the RCN Project at the 30% Design level and will identify the applicable City Standards, criteria, specifications, and requirements for the Improvements to minimize the risk of delays, change orders and other unforeseen costs. Upon mutual agreement on the Basis of Design, LACMTA will only make changes to the Basis of Design that are required under Applicable Law or recommended for value engineering.

(b) **Duration:** This LOA will commence on the Effective Date and continue until the Improvements have been completed and accepted by the City and LACMTA has completed the grant closeout activities with each City.

(c) **Governance:** Each Party shall designate an individual(s) who is authorized to represent the Party, administer the LOA, and independently make decisions and commitments on behalf of the Party, (respectively, the "**City Representative**" and "**LACMTA Representative**").

(d) **Project Meetings:** LACMTA may convene meetings with respect to the RCN Project for the purposes of providing a forum for over-the-shoulder reviews to consider issues, or potential issues, and to present, understand and discuss proposed solutions with respect to the Improvements ("**Project Meetings**"). Any changes discussed during a Project Meeting that impact the contractual obligations of the Parties under this LOA must be formalized and documented in accordance with Section 1.2(t) (*Amendment*) to take effect.

(e) **Issue Resolution:** The Parties shall make good faith efforts to resolve any issues that arise with respect to the RCN Project at the working-level. Issues that cannot be resolved at the working-level pursuant to the agreed upon communication protocols shall be escalated by the City Representative or LACMTA Representative identifying an issue to the other Party in an email Notice to the other Party marked "Issue for Resolution" in the subject line and describe the issue and the provide background information regarding the issue (together with any supporting documentation). Issue resolution meetings will be held within ten days of the Notice. Issue resolution meetings may be held in person or via videoconference or teleconference. Any solutions identified or changes discussed that affect the Parties' obligations under this LOA must be formalized and documented in accordance with Section 1.2(t) (*Amendment*) of this LOA.

(f) **RCN Project Schedule:** The Parties acknowledge the timely completion of the RCN Project will be influenced by the Parties' ability to coordinate their activities, communicate with each other, and respond promptly to reasonable requests. The City agrees to cooperate and coordinate with LACMTA in accordance with the terms of this LOA to meet the RCN Project schedule and to allocate sufficient staff and other resources necessary to

meet the agreed upon review timelines. Failure to perform work in accordance with the RCN Project schedule will be escalated in accordance with Section 1.2(e) (*Issue Resolution*).

(g) **Annual Work Plan and Work Orders:**

(i) **Annual Work Plan**

At the beginning of each LACMTA Fiscal Year, the Parties shall review the RCN Project schedule and the life of project resourcing needs to facilitate the efficient and timely delivery of the RCN Project. LACMTA shall provide the City with a preliminary scope of activities and services LACMTA anticipates during the upcoming LACMTA Fiscal Year and the estimated start and finish dates for the anticipated scope of services and activities. Upon receipt of the preliminary scope of activities and services, the City will submit an annual work plan that includes the estimated Costs for the anticipated work that is eligible for reimbursement and the personnel resources anticipated to perform the required work ("**Annual Work Plan**"). The Parties will meet to review the Annual Work Plan to ensure it aligns with the allocated budget for the Improvements and negotiate in good faith the issues necessary to finalize and agree on the Annual Work Plan. Once the Parties agree on the Annual Work Plan, the City shall promptly submit a Form 60 included under Exhibit 3 (*Form 60*) to LACMTA in order to estimate the total effort and allowable direct costs under the Annual Work Plan. In the alternative to agreeing on an Annual Work Plan, the Parties may agree to a life of project budget for the work contemplated under this LOA.

(ii) **Work Orders**

(A) Once LACMTA approves the Form 60, the Parties shall discuss and agree upon the scope of work to be performed in relation to the City and LACMTA shall issue a written and signed authorization for the performance of the agreed upon scope of work ("**Work Orders**"). Each Work Order issued by LACMTA to the City shall specify the work authorized to be performed, as well as any materials or equipment to be acquired, the amount of money the City will be reimbursed as agreed under the applicable Form 60 subject to available funding; and a schedule, including the estimated start and end dates, for such authorized work under the relevant Work Order.

(B) Any request for amendment to a Work Order issued under this LOA shall be submitted in writing to LACMTA for its prior approval, and if the requested change includes a proposed adjustment to total effort and Costs for the work under the Work Order, it shall be submitted together with an updated Form 60 reflecting the proposed change.

(iii) **Resourcing**

(A) LACMTA acknowledges and agrees the City may engage contractors and/or consultants to carry out work or the scope of activities or services required to be performed by the City under a Work Order, provided the contractors and/or consultants shall be required to comply with the terms of this LOA.

(B) If the City determines that additional personnel or other resources (including through the use of City contractors) are required to mitigate the risk of delay in performing its obligations under the Work Orders, the City shall meet with LACMTA to discuss the usage of such additional personnel or other resources, and may request an amendment to a Work Order in accordance with Section 1.2(g)(ii)(B) (*Work Orders*).

(iv) **Notification of Costs**

The City shall promptly notify LACMTA if at any time it anticipates:

(A) exceeding approximately 75% of the total estimated labor Costs under any Work Order within the next 60 days; or

(B) that the total labor Costs under any Work Order will be in excess of approximately 10% greater than the previously estimated Costs,

and shall request an amendment to such Work Order in accordance with Section 1.2(g)(ii)(B).

(v) **Work Authorized Prior to the Effective Date**

Any work performed by the City for the RCN Project that has been authorized in writing or via a Work Order prior to the Effective Date shall continue until such authorized work has been completed.

(h) **Reimbursements:** Following commencement of work under a Work Order, the City shall submit its billings for work to LACMTA (accountspayable@metro.net) on a progress basis no later than 30 days after commencement of the work has been performed under a Work Order. The City shall provide supporting documentation to demonstrate the Costs incurred by the City with respect to a Work Order, including contractor/consultant invoices, the names of individuals performing the relevant tasks and the time committed to those tasks, a description of the tasks performed by reference to the tasks described in the Work Order, and any other supporting information required under the terms of the Work Order or otherwise requested by LACMTA.

Payment of each invoice properly submitted shall be due within 30 days of receipt; provided that: (a) all such payments shall be conditional, subject to post-audit adjustments and (b) all scope is authorized, and (c) all invoices shall contain appropriate supporting documentation.

The final billing under a Work Order shall be submitted to LACMTA, as soon as practicable, but no later than 60 days after completion of the work under the applicable Work Order or August 31, 2028, whichever is earlier. Invoices submitted to LACMTA after August 31, 2028 will not be eligible for reimbursement.

(i) **Governmental and Lender Requirements:** The RCN Project is subject to financial assistance provided by a grant agreement through USDOT, and local, regional, and state financing and funding from other Governmental Entities, and the City agrees to comply with

the terms and conditions and any prescribed governmental and lender requirements under the applicable grant, funding or financing agreements.

(j) **Design Responsibilities:** Unless otherwise agreed, LACMTA shall be responsible for the Design of the Improvements as set out in Part A (*Design*) of Exhibit 2 (*Design and Construction Requirements*).

(k) **Value Engineering:** The Parties agree to work together to create efficiencies to reduce the overall cost of Improvements to maximize the value of public funds. The City will exercise sound engineering judgment to cooperate and coordinate with LACMTA to identify efficient approaches to the Design of Improvements when:

(i) performing Design reviews including as part of the resolution of City comments made to Designs; and

(ii) reviewing any requests for deviations from the City Standards. The Parties acknowledge and agree that this will include identifying, and reviewing LACMTA identified, recommendations for potential innovations and value engineering opportunities that will offer value in terms of schedule savings, and/or quality benefits, and adopting and applying those recommendations. Any innovation or value engineering recommendations will be evaluated on the basis that any such recommendation should satisfy the required function of the Improvement at the lowest total cost (capital, operating, and maintenance) consistent with the requirements of performance, reliability, maintainability, and safety.

(l) **Construction Responsibilities:** Unless otherwise agreed, LACMTA shall be responsible for the Construction of the Improvements as set out in Part B (*Construction*) of Exhibit 2 (*Design and Construction Requirements*).

(m) **Permits:** LACMTA shall obtain all necessary City permits and approvals to comply with City Standards relating to the Design and Construction of the Improvements. In lieu of permit fees, LACMTA shall reimburse the City for staff time to review LACMTA Submittals in accordance with Section 1.2(g)(ii) (*Work Orders*).

(n) **Environmental Approval:** LACMTA has completed the environmental review process required pursuant to the California Environmental Quality Act Statutory Categorical Exemptions under SB-922 and National Environmental Policy Act Categorical Exclusions. Approvals for the RCN Project's Categorical Exemptions / Exclusions were granted in December 2024. All Construction pursuant to this LOA shall comply with the environmental controls required under the environmental approvals.

(o) **"As-Built" Drawings:** LACMTA and City shall each maintain a set of "as-built" plans of Improvements performed by LACMTA during Construction. Upon completion of the RCN Project, LACMTA shall furnish reproducible "as-built" drawings showing all Improvements installed by LACMTA in the public rights-of-way after completion of such work. All "as-built" plans shall be produced as CAD files or in the format agreed by the Parties.

(p) **Inspection and Acceptance:** The Parties shall agree to inspection and acceptance procedures for the Construction of Improvements performed under this LOA.

(q) **Operation and Maintenance:** The City shall be responsible for the operation and maintenance of Improvements installed in the public rights-of-way after completion of final inspection and acceptance. LACMTA shall be responsible for Improvements completed on LACMTA property and in LACMTA rights-of-way.

(r) **Indemnity:** LACMTA shall release, defend, indemnify, and hold harmless the City and its respective officers, agents, representatives, and employees from and against all liabilities, expenses (including legal fees and costs), claims, losses, suits, and actions of any kind, and for damages of any nature including, but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with its performance under this LOA. Each Party agrees to notify the other promptly upon receipt of any third-party claim for which a Party is entitled to indemnity under this LOA.

(s) **Interpretation:** This LOA is not to be interpreted or construed against the interests of a Party merely because that Party proposed this LOA or some provision of it, or because that Party relies on a provision of this LOA to protect itself.

(t) **Amendment**. This LOA and any of its terms can only be amended, modified, or superseded by written instrument duly executed by the Parties.

(u) **Counterparts:** This LOA may be executed in any number of counterparts, each of which shall be deemed to be the original, and all of which together shall constitute one and the same instrument.

(v) **Limitation on Third Party Beneficiaries:** Nothing in the terms of this LOA is intended: (a) to create duties for, obligations to, or rights in third parties not Parties to this LOA, except to the extent that, specific provisions (such as the indemnity provision) identifies third parties and provided that they are entitled to benefits hereunder; or (b) to affect the legal liability of either Party to the LOA by imposing any standard of care with respect to the development, design, construction, operation or maintenance of the RCN Project and other public facilities that is different from the standard of care imposed by Applicable Law.

(w) **Survival:** The representations, warranties, indemnities, waivers, all payment obligations hereunder incurred prior to termination of this LOA, and all other provisions that by their inherent nature should survive termination of this LOA, shall survive the termination of this LOA for any reason whatsoever, and shall remain in effect unless and until terminated or modified in writing by mutual agreement.

(x) **Confidential Information:** It may be necessary or advisable for either Party to share confidential information with the other Party to carry out the objectives of this LOA for the RCN Project and in connection with such sharing of confidential information, the Parties may enter into a non-disclosure agreement ("**Non-Disclosure Agreement**").

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____

Name: Shawn Atlow

Title: Executive Officer, Countywide Planning & Development

Date: _____

CITY OF SANTA FE SPRINGS

By: _____

Name: Rene Bobadilla

Title: City Manager

Date: _____

EXHIBIT 1

DEFINITIONS

"**Annual Work Plan**" is defined in Section 1.2(g)(i) (*Annual Work Plan*).

"**Applicable Law**" means any statute, law, code, regulation, ordinance, rule, common law, judgment, judicial or administrative order, decree, directive, or other requirement having the force of law or other governmental restriction (including those resulting from the initiative or referendum process) or any similar form of decision of, or determination by, or any interpretation or administration of any of the foregoing by, any Governmental Entity which is applicable to the Improvements, any work performed under this LOA or any relevant person, whether taking effect before or after the date of this LOA. Applicable Law excludes Governmental Approvals, customs, duties, and tariffs.

"**Basis of Design**" means with respect to any Improvements, the scope, criteria, specifications and requirements for those Improvements agreed by LACMTA and the City.

"**Compliance Comments**" means a comment on, objection to, or the withholding of approval to a LACMTA Submittal on the basis of one or more of the following:

(i) the LACMTA Submittal or Design work or Construction work that is the subject of the LACMTA Submittals fails to comply with (or is reasonably likely to fail to comply if implemented in accordance with the LACMTA Submittal) any applicable covenant, condition, requirement, term, or provision of this LOA; or

(ii) LACMTA has not provided all content or information required with respect to the LACMTA Submittals in accordance with the terms of this LOA.

"**City** is defined in Section 1.1.

"**City Representative**" is defined in Section 1.2(c) (*Governance*).

"**City Standards**" is defined in Section 2(b) (*General Design Criteria*) of Part A (*Design*) of Exhibit 2 (*Design and Construction Requirements*).

"**Construction**" is defined in Section 1.2(a) (*Scope*).

"**Costs**" means:

(i) labor costs, materials costs, and storage and transportation costs of materials salvaged for the City's use in performing the applicable work; and

(ii) indirect costs as computed based upon the indirect costs rates approved annually for the City by its cognizant agency, and as noted on the Form 60, for allocation to federally funded or state funded contracts, for which the City shall require reimbursement with respect to the RCN Project,

provided that:

(iii) the cost of office furnishings, consumables (printing and paper supplies, office supplies, etc.), information technology (computers, printers, software licenses etc.), fax machines, laptops, cell phones, tablets etc. are not eligible costs;

(iv) unless the Internal Revenue Service and the California Public Utilities Commission (CPUC) issue regulations or rulings to the contrary, the eligible direct and indirect costs shall not include taxes purportedly arising or resulting from LACMTA's payments to the City under this LOA; and

(v) fixed price costs shall be as agreed to by LACMTA and the City for work, services or other activities performed or materials acquired in accordance with the provisions of this LOA.

"**Design**" is defined in Section 1.2(a) (*Scope*).

"**Design Development**" means the phase of the Design process that occurs after advanced conceptual engineering and that develops, on a progressive basis, a clear indication of the Design solutions for the applicable requirements and the major features of the architectural and structural Design and third-party interfaces that are intended to form the basis for the approved for construction Design.

"**Design Documentation**" means all drawings (including plans, profiles, cross-sections, notes, elevations, typical sections, details and diagrams), specifications, reports, studies, working drawings, shop drawings, calculations, electronic files, records and LACMTA Submittals necessary for, or related to, the Design of Improvements. "Design Document" shall be construed accordingly.

"**Design Support**" means Design support to assist LACMTA, to progress Design Development and preparation of a Final Design of Improvements including by:

(i) estimating duration of street closures or restrictions necessary to construct Improvements; and

(ii) conducting exhaustive research to locate all: as-built plans including site-specific schematics, maps, research or provision of topographical maps/surveys, site surveys, and/or substructure maps, legal description of land, prior physical work logs, soils and hazardous substance data if any, and other available or related data; prior LOAs including franchise, license, and other LOAs with railroads, LACMTA, local agencies or other third parties; and any other City-specific or proprietary design details relevant to the Design Development and preparation of a Final Design for Improvements.

"**Effective Date**" is defined in Section 1.1.

"**Final Design**" means the phase of the Design process which provides the detailed design for all temporary and permanent project facilities and addresses and resolves all Design review, Compliance Comments, and finalizes all engineering, architectural and systems designs necessary for Construction. It ends with an approved-for-construction plan status and with the Design being signed and sealed by the 'Engineer of Record.'

"**Final Design Document**" means, with respect to an Improvement (or an element of an Improvement), the complete (to 100%) final Construction drawings, including plans, profiles, cross-sections, notes, elevations, typical sections, details and diagrams, Design criteria, specifications, reports, studies, calculations, electronic files, records, and LACMTA Submittals for the Improvement (or the element of the Improvement).

"**Governmental Approval**" means any approval, authorization, certification, consent, license, permit, registration or ruling, issued by any Governmental Entity required to carry out Improvements for the RCN Project, or any other work to be performed under the terms of this LOA.

"**Governmental Entity**" means any federal, state, or local government and any political subdivision or any governmental, quasi-governmental, judicial, public or statutory instrumentality, administrative agency, authority, body or entity (including the California Department of Transportation, CPUC and United States Army Corps of Engineers) other than LACMTA.

"**Improvements**" is defined in Section 1.1.

"**LACMTA**" is defined in Section 1.1.

"**LACMTA Fiscal Year**" means each one-year period commencing on July 1 of a calendar year and terminating on June 30 of the following calendar year.

"**LACMTA Representative**" is defined in Section 1.2(c) (*Governance*).

"**LACMTA Submittal**" means, with respect to the RCN Project:

(i) Design Documentation for Improvements performed as part of the RCN Project;

(ii) Construction management plans for Construction work for the RCN Project performed by LACMTA within the public rights-of-way; and

(iii) any other documents which LACMTA must submit to the City with respect to the RCN Project in accordance with this LOA.

"**LACMTA Submittal Review Period**" means, for each LACMTA Submittal (other than Requests for Information as described in Section 4 (*Request for Information*) of Part C (*LACMTA Submittal Review Procedure*) of Exhibit 2 (*Design and Construction Requirements*), a period of up to 15 Working Days from the date of delivery of the LACMTA Submittal to the City under the provisions of this LOA or as the Parties may agree on under the applicable Work Order or otherwise under the terms of this LOA.

"**LOA**" is defined in Section 1.1.

"**Non-Disclosure Agreement**" is defined in Section 1.2(x) (*Confidential Information*).

"**Notice**" means any communication under this agreement including any notice, consent, approval, request, and demand.

"**Party**" or "**Parties**" is defined in Section 1.1.

"**Project Meetings**" is defined in Section 1.2(d) (*Project Meetings*).

"**RCN Grant Program**" is defined in Section 1.1.

"**RCN Project**" is defined in Section 1.1.

"**Temporary Facilities**" means a facility constructed for the purpose of ensuring continued service while a City facility is taken out of full or partial service for an Improvement and/or any work on a City facility, which will be removed or restored to its original condition after such Construction activities are completed.

"**Working Day**" means any date that is not a Saturday, a Sunday, a federal or state of California public holiday, or any other legal holiday for LACMTA employees (as adopted by the board of LACMTA) or City employees.

EXHIBIT 2

DESIGN AND CONSTRUCTION REQUIREMENTS

PART A – DESIGN

1. **DESIGN RESPONSIBILITIES**

Unless otherwise agreed:

(a) LACMTA will be responsible for the Design of the RCN Project and shall prepare all Design Documentation with respect to Improvements; and

(b) The City shall provide Design Support services (including Design review) with respect to the Design of any Improvements performed by LACMTA.

The Parties may mutually agree for the City to perform the Design work and produce all Design Documentation for an Improvement pursuant to a Work Order in accordance with Section 1.2(g)(ii) (*Annual Work Plan and Work Order*).

2. **GENERAL DESIGN CRITERIA**

Any Design work for any Improvements shall be performed in accordance with:

(a) the Design requirements set out in these exhibits or otherwise under the provisions of this LOA and the relevant Work Order (if applicable); and

(b) all Governmental Approvals, Applicable Law, and the City Standards.

3. **CITY STANDARDS**

The Parties agree for the purposes of this LOA that "**City Standards**" means the design standards and ordinances applicable to the RCN Project in effect as of the Effective Date of this LOA.

PART B – CONSTRUCTION

1. **NO COMMENCEMENT OF CONSTRUCTION WORK**

(a) Any Construction work for Improvements must not commence until the Construction work has become an AFC Design. Any Final Design Documentation for an Improvement, or any element of an Improvement only becomes an AFC Design when:

(i) LACMTA has approved the Final Design Document;

(ii) the City has approved the Final Design Document;

(iii) the Final Design Document has been signed and sealed by the Engineer of Record that is responsible for that Final Design Document;

(iv) any other conditions for the Final Design Document to be ready for Construction set out under this LOA have been satisfied; and

(v) LACMTA contractor has approved the Final Design Document as being ready for Construction and has re-issued the Final Design Document with the notation "Approved for Construction" accordingly.

(b) LACMTA is responsible for ensuring that LACMTA, where performing Construction work for the Improvements in the public rights-of-way or on City-owned property, has obtained all performance and payment bonds required under Applicable Law.

(c) LACMTA shall be responsible for conducting public outreach to provide proper Notices to the affected communities prior to and during Construction. LACMTA will coordinate its outreach with the City's Public Information Office, as needed.

2. **WORKING HOURS**

The Parties acknowledge a minimum of an eight-hour window on Monday through Friday each week during Construction will be required to complete the RCN Project, with night and weekend work as necessary. Following joint review of the RCN Project schedule and activities to be carried out by LACMTA, the Parties will discuss in good faith and agree on any changes required to the required working hours.

3. **HAUL ROUTES**

The Parties will agree to haul routes reasonably necessary to facilitate Construction of the RCN Project. If a change is required to an agreed-to haul route, the Parties will negotiate in good faith on such change. The City permits issued to LACMTA will include provisions for maintenance and cleaning of the haul routes.

4. **INTERRUPTIONS**

(a) The Parties acknowledge that certain components of the work will require interruption of City services. The Parties will agree to a plan for any such interruptions and, subject to City approval of the plan, the City consents to scheduled interruption of services deemed

necessary by LACMTA. LACMTA must provide the City prior Notice before the City services are interrupted.

(b) LACMTA will Notify affected parties, including residents, businesses, and elected officials in advance of scheduled interruptions and will cooperate with the City to minimize interruption of the City services and resulting disruptions, provided in the event of an emergency, which Notification will occur as soon as reasonably practicable after the occurrence of the emergency. Where the City determines that Temporary Facilities are necessary and appropriate, LACMTA shall accommodate this request.

5. **WORK IN STREETS**

(a) The Parties acknowledge that the City has the duties of supervising, maintaining and controlling streets, highways, and the other public rights-of-way. Accordingly, LACMTA shall give the City at minimum, 14 days' advance written Notice where Construction work is to be performed in the public rights-of-way. All full or directional street closures shall require a minimum 14-day Notice.

(b) LACMTA shall take all appropriate actions to ensure safe performance of the Construction work within the public rights-of-way. The City reserves the right to stop such work if public health and safety is or will be compromised by such work.

(c) If LACMTA fails to perform any Construction work within the public rights-of-way in accordance with the Final Design under this LOA, then upon written Notice of the non-compliance from the City, LACMTA (directly or through its third-party contractor or consultant) must cure the non-compliance as soon as reasonably practicable.

6. **TRAFFIC CONTROL AND LIGHTING**

LACMTA must provide the City at minimum, 15 days' prior Notice before conducting the traffic control and lighting work that will result in an interruption to service of traffic control devices or lighting systems, and LACMTA shall cooperate with the City to minimize such interruption.

7. **CITY COMMUNICATION FACILITIES**

Construction of replacement conduit segments, inner ducts, and manholes that bypass the conflicting conduit segments shall be done prior to relocation of the communications cables. In addition, relocation/installation work of communications cables that carry live production traffic shall be scheduled during a maintenance window, to minimize system downtime and minimize the City network traffic disruption.

8. **TEMPORARY STREET CLOSURES**

Upon Notice of a proposed temporary street closure, the City, as requested by LACMTA, shall initiate the appropriate proceedings and Notify LACMTA of the requirements for the closures. LACMTA shall be responsible for any reasonable Costs associated with a requested street closure.

9. TEMPORARY FACILITIES

9.1 LACMTA Facilities

Temporary Facilities may be necessary to facilitate Construction of the RCN Project (including Improvements). The City shall provide reasonable assistance as may be required for LACMTA to obtain rights-of-way necessary to construct the RCN Project. This shall include considering reasonable requests by LACMTA for LACMTA or its designee to use lands owned or controlled by the City for the erection and use of Temporary Facilities thereon, provided that the City shall first approve in writing the availability, location and duration of the Temporary Facilities, with the City's approval not to be unreasonably withheld. Upon completion of the related Construction and LACMTA's determination that the Temporary Facilities no longer are needed, LACMTA shall remove all Temporary Facilities and restore the area as nearly as practicable to its original condition unless LACMTA and the City agree to some other arrangement.

9.2 City Facilities

In the event that Temporary Facilities are necessary to effect Improvements being constructed by the City, the City or its designee may use, without cost, lands owned or controlled by LACMTA for the purpose of using or erecting Temporary Facilities thereon, provided that LACMTA shall first approve in writing the availability, location, and duration of the Temporary Facilities, with the City's approval not to be unreasonably withheld. Upon completion of the Improvements in its permanent location, the City shall remove all Temporary Facilities and restore the area as nearly as practicable to its original condition unless the City and LACMTA agree to some other arrangement.

10. UNDERGROUND SERVICE ALERT

Prior to any commencement of underground work by either Party, an underground service alert shall be notified in accordance with California law by such Party or its contractor ("**Underground Service Alert**").

PART C – LACMTA SUBMITTAL REVIEW PROCEDURE

1. PREPARATION AND SUBMISSION OF DESIGN DOCUMENTATION

For those Improvements where LACMTA is responsible for the Design work under the provisions of this LOA, LACMTA will:

(a) prepare and submit all Design Documentation to the City:

(i) in packages in accordance with the schedule under the applicable design management plan defined by LACMTA and notified to the City (as may be updated and notified to the City from time to time); and

(ii) in a manner and at a rate which, having regard to the quantum of Design Documentation submitted, will give the City a reasonable opportunity to review the submitted Design Documentation;

(b) ensure that the Design Documentation submitted for the Final Design:

(i) is of a level of detail to permit the City to determine whether the Design Documentation complies with this LOA and

(ii) highlights any material amendments made since any earlier LACMTA Submittal for Design;

(c) invite the City to attend any over-the-shoulder design review Project Meetings to review design in a collaborative setting and allow for early review of LACMTA Submittals for Design for completeness, and to avoid delays associated with deficient or incomplete LACMTA Submittals, and the Project Meetings would be held prior to or immediately following a design submission;

(d) if reasonably requested by the City, make available the appropriate design personnel to participate in design review meetings after submission of any LACMTA Submittal for Design for Improvements to explain the Design Documentation or a particular element of it and provide such information regarding the Design Documentation as the City may reasonably request; and

(e) finalize the Basis of Design based upon the 30% Design Level plan sets as set out in Section 1.2(a).

2. REVIEW PROCEDURE

(a) **Continuity of Assigned Personnel:** The City agrees to assign qualified personnel with the capability and experience required to perform Design review and to maintain continuity of assigned personnel (including third-party contractors or consultants) to perform Design review where reasonably practicable.

(b) **Design Review:** The City shall review LACMTA Submittals within the 15 Working Day LACMTA Submittal Review Period (or such longer time period as may be agreed to by the Parties).

(c) **Completeness Review:** The City shall notify LACMTA, if applicable, within seven Working Days of receipt of a LACMTA Submittal if it considers (acting reasonably based on the preliminary review) that the LACMTA Submittal is incomplete or deficient for the City's review purposes and requires re-submission, together with a detailed description of the information that it deems to be missing or deficient. If no such Notice is delivered by the City within such period of seven Working Days, the LACMTA Submittal shall be deemed complete and acceptable for review purposes.

(d) The City shall (or must require that the relevant City Contractor) within the LACMTA Submittal Review Period:

(i) review the LACMTA Submittal; and

(ii) notify LACMTA, if applicable, that it:

(A) approves the LACMTA Submittal; or

(B) rejects the LACMTA Submittal with detailed reasons including all Compliance Comments.

(e) All Compliance Comments shall be transmitted as annotations of LACMTA submittals via a Bluebeam review session established by LACMTA.

(f) If no comments are received within the LACMTA Submittal Review Period (or such longer time period as may be agreed to by the Parties), the LACMTA Submittal shall be deemed complete and approved by the City.

(g) The Parties acknowledge that the LACMTA Submittal review process set out in this Section 2 is intended to facilitate the LACMTA Submittal review process and be consistent (with necessary changes) with the LACMTA Guidelines on Enhanced Partnered Coordination and shall supersede the LACMTA Submittal / shop drawing review schedules specified in any standards referenced in this LOA.

3. **GROUNDS FOR OBJECTION OR COMMENT**

(a) The City will only be entitled to reject a LACMTA Submittal under Section 2 (*Review Procedure*) if such LACMTA Submittal fails to comply with the requirements set out in this LOA, as specified in the City's Compliance Comments.

(b) If the City rejects a LACMTA Submittal in accordance with Section 2 (*Review Procedure*), LACMTA must:

(i) address the Compliance Comments and resubmit the LACMTA Submittal for review; or

(ii) notify the City that it does not agree with the grounds for rejection.

(c) The City agrees that during the Final Design stage, it shall not raise any new issues, or make any comments, which are inconsistent with its comments on earlier LACMTA Submittals, or with any changes already agreed to by the City.

(d) The City's approval of the Final Design for any Improvements will not be withheld if the relevant LACMTA Submittal is consistent with the most recent prior LACMTA Submittal for such Improvement, modified as appropriate to respond to the City's Compliance Comments on such earlier LACMTA Submittal (to the extent such comments were made in accordance with the provisions of this LOA) and to reflect any subsequent changes agreed to by the City and LACMTA.

(e) Notwithstanding Section 3(c), the City may raise new comments at the Final Design stage of an Improvement as a consequence of Design changes made by LACMTA after the City's review of the most recent prior LACMTA Submittal of Designs for such Improvement.

4. **REQUEST FOR INFORMATION**

Either Party may submit to the other a request for information or clarification. Upon delivery of any such request, the receiving Party must provide the requested information if available to the other Party within seven Working Days of delivery of the request (or such longer period as the Parties may agree to having regard to the quantum of information requested).

EXHIBIT 3

FORM 60

Name of Offeror/Contractor/Utility Company (Name of Preparer):			Scope of Work/Deliverable (provide expanded description on Form 60 page 2)		
Home Office Address					
Division(s) and Locations where Work is to be performed			LACMTA Solicitation/Proposal/Contract Number/Work Order/Change Notice and/or Change Order Reference Number(s):		
NOTE: For proper calculations of cost elements link additional sheets to this summary page.					
1.	**Direct Labor**	**Est. Hours**	**Rate Per Hour**	**Est. Cost**	**TOTAL**
2.		0.00	$0.00	$0.00	
3.		0.00	$0.00	$0.00	
4.		0.00	$0.00	$0.00	
5.	**TOTAL DIRECT LABOR HOURS**	**0.00**	**TOTAL DIRECT LABOR**		**$0.00**
6.	**Labor Overhead (O/H)** NOTE: Labor O/H refers to indirect costs of any nature not already accounted for in the Direct Labor costs, including indirect labor costs arising from home and field office overhead, all taxes of any nature (unless accounted for elsewhere), all fringe benefits of any nature, incidental job burdens, and insurance, in each case to the extent not already accounted for under the Direct Labor costs.	**O/H Rate**	**x Base**	**Est. Cost**	
7.		0%		$0.00	
8.			**TOTAL LABOR OVERHEAD**		**$0.00**
9.	**Direct Material**			**Est. Cost**	
10.	**a. Purchase Parts**			$0.00	
11.	**b. Subcontracted Items**			$0.00	
12.	**c. Other**			$0.00	
13.			**TOTAL DIRECT MATERIAL**		**$0.00**

14.	**Equipment**			**Unit Cost**	**Est. Cost**
15.				$0.00	$0.00
16.				$0.00	$0.00
17.					**TOTAL EQUIPMENT**
18.	**Subcontractors***				**Est. Cost**
19.					$0.00
20.					$0.00
21.					$0.00
22.					**TOTAL SUBCONTRACTORS**
23.					**TOTAL BURDENED COST (add lines 5, 8, 13, 17, and 22)**
24.	**Other Direct Costs**				**Est. Cost**
25.					$0.00
26.					$0.00
27.					$0.00
28.					**TOTAL OTHER DIRECT COSTS**
29.	**Travel**				**Est. Cost**
30.	**a. Transportation**				$0.00
31.	**b. Per Diem or Subsistence**				$0.00
32.					**TOTAL TRAVEL**
33.	**General and Administrative Expenses**		**Rate %**	**% x Line 23**	
34.			0%	$0.00	
35.					**TOTAL GENERAL AND ADMINISTRATIVE EXPENSES**
36.					**TOTAL ESTIMATED COSTS (Total Lines 23, 28, 32 and 35)**
37.	**Profit/ Fee**	**Total Labor and Overhead (line 5 + line 8)**	**Rate %**	**% x Total Labor and Overhead**	
38.		`	0%	$0.00	
39.					**TOTAL FEE**
40.					**TOTAL ESTIMATED PRICE (Total of Lines 36 and 39)**

41.	**Milestone /Task Number**	**Milestone/ Task**	**Hours**	**Completion Date**	**Payment Amount**	
42.					$0.00	
43.					$0.00	
44.					$0.00	
45.			**TOTAL MILESTONES/TASKS (Must equal line 40)**			**$0.00**
	* Attach Form 60 for all proposed subcontractors performing work under Form 60 Prime Contractor where applicable. Transfer Est. Cost to this Section.					
46.	Fill in applicable sections only					

47. Has any Agency of the United States Government, State government, local public agency, or the Los Angeles County Metropolitan Transportation Authority (LACMTA) performed any review of your account or records, overhead rates, and general and administrative rates in connection with any public prime contract or subcontract within the past 12 months? Yes No If yes, when? Reference Contract No.

48.a. Agency Name/Address	48.b. Individual to contact/Telephone Number

49. As required by LACMTA, firms not audited, as described above, shall submit financial data and calculations in sufficient detail to support all proposed direct costs and subcontractor costs.

50. The proposal reflects our estimates and/or actual costs as of the date and by submitting this proposal, Proposer/Consultant grants to LACMTA Contracting Officer and authorized representative(s) the right to examine, at any time before award, those records, which include books, documents, accounting procedures and practices, and other supporting data, regardless of type and form or whether such supporting information is specifically referenced or included in the proposal as the basis for pricing, that will permit an adequate evaluation of such cost or pricing data, along with the computations and projections used therein, for the purpose of verifying the cost or pricing data submitted. This right may also be exercised in connection with any negotiations/discussions prior to contract award or execution of contract modification.

51. CERTIFICATE

The labor rates and overhead costs are current and other estimated costs have been determined by generally accepted accounting principles. Proposer/Consultant represents: (a) that it has ____, has not ____, employed or retained any company or person (other than a full time bona fide employee working solely for the Proposer/Consultant) to solicit or secure a contract, and (b) that it has ____, has not ____, paid or agreed to pay to any company or person (other than a full time bona fide employee working solely for the Proposer/Consultant) any fee, commission, percentage or brokerage fee, contingent upon or resulting from the award of this contract, and agrees to information relating to (a) and (b) above, as requested by the Contracting Officer.

52. CERTIFICATE OF CURRENT COST OR PRICING DATA

This is to certify that, to the best of my knowledge and belief, the cost or pricing data (as defined in Section 2.101 of the Federal Acquisition Regulations (FAR) and required under subsection 15.403-4) submitted, either actually or by specific identification in writing, to LACMTA's Contracting Officer or to LACMTA's Contracting Officer's representative in support of _____* are accurate, complete, and current as of

_____**. This certification includes the cost or pricing data supporting any advance agreements and forward pricing rate agreements between the Proposer/Consultant/Contractor and LACMTA that are a part of the proposal.		
53. This proposal as submitted represents our best estimates and/or actual costs as of this date.		
54. Type Name and Title of Authorized Representative	Signature	Date***
55.		* Identify the proposal, quotation, request for price adjustment, or other submission involved, giving appropriate identifying number (e.g., Information For Bid No., Work Order No., Request for Proposal No., Change Order No., Modification No., etc.)
56.		** Insert the day, month, and year when price negotiations were concluded and price agreement was reached.
57.		*** Insert the day, month, and year of signing (i.e., When price negotiations were concluded and mutual agreement was reached on contract price).

Form 60 Attachments (Applicable if Box is checked)	
	Scope of Work Expanded Description for which Cost Estimate is based on:
1	
2	
3	
4	
	Schedule in which Scope of Work is based on:
1	
2	
3	
4	
	The Non-Disclosure Agreement (NDA) provisions (as set out in the NDA between City and LACMTA) are applicable to the following Form 60-specific items:
1	
2	
3	
4	
	Track Allocation Request for Metro active rail right-of-way encroachment is anticipated per stated Scope of Work. The following information is provided in advance to facilitate final Metro TAR approval:
1	
2	
3	
4	
FORM 60 IS SIGNED AND EXECUTED WITH THE FOLLOWING ADDITIONAL ASSUMPTIONS:	
1 CITY AS-BUILT RESEARCH BY CITY FOR TRANSPORTATION PROJECTS IN THE PLANNING PHASE SHALL BE TREATED AS PART OF LABOR OVERHEAD PORTION OF COST	

ITEM # 24

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

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

SUBJECT: **PUBLIC WORKS MAINTENANCE REORGANIZATION**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

1) Approve the addition of one new full-time Public Works Maintenance Worker that will focus on Graffiti Abatement; and

2) Adopt class specifications for the position of Water Customer Services Supervisor; and

3) Approve title change and specification change for Civil Engineering Assistant to Water Customer Services Supervisor; and

4) Approve title change for Public Works Aide to Part-Time PW Maintenance Worker; and

5) Amend the FY 2025-26 Budget to add an additional $50,000 expenditure in Account No. 10104330 for the new PW Maintenance Worker; and

6) Amend the FY 2025-26 Budget to add an additional $10,000 expenditure in Account No. 50104499 for the differential cost for the reclassified position to Water Customer Services Supervisor; and

7) Amend the FY 2025-26 Budget to add additional expenditures not to exceed $50,000 in various accounts in the General Fund and Water Utility Fund for the differential costs for the reclassified Part-Time PW Maintenance Worker position class; and

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

FISCAL IMPACT

The Public Works Maintenance Reorganization impact on the Fiscal Year 2025-2026 budget is an estimated increase in expenditures not to exceed $110,000 in total for all positions. This is a prorated amount of the total ongoing annual expense, approximately $220,000. The total ongoing annual expense includes the fully-burdened cost of the new PW Maintenance Worker position (approximately $100,000), the differential cost from the reclassification of the previously-budgeted Civil Engineering Assistant to the new Water Customer Services Supervisor (approximately $20,000), and the differential cost from the reclassified Part-Time PW Maintenance Worker position class (approximately $100,000).

BACKGROUND

In the past 12 months, Public Works has experienced an increase in the frequency and amount of graffiti throughout the city. This is also evident in the increase in reporting from the public of graffiti received through the Go SFS app as well as phone calls and graffiti identified by staff.

The recent implementation of new water billing software identified the need to better structure the customer service staffing within the Water Department. The coordination that was required between staff from Finance, Information Technologies, and field staff from the Water Department to inventory and verify customer data and provide quality control of data collected by Water Meter Readers for billing purposes was challenging during the implementation of the new water billing software. That function was provided by a Civil Engineering Assistant by necessity and due to the employee's strong knowledge of water operations and the billing process.

The proposed title change from Public Works Aide to Part-Time PW Maintenance Worker is to enhance the city's ability to attract and retain qualified candidates. The updated title will better align with comparable classifications in the market and improve competitiveness with recruitment efforts.

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

In an effort to improve operational efficiency and services to the public, staff recommends changes to staffing in Public Works Maintenance. The Graffiti Abatement program is managed in the Street Maintenance Division of Public Works Maintenance. The service is currently provided using part-time staff managed by the Street Maintenance Supervisor.

The amount and frequency of graffiti has been and continues to increase and the part-time staffing is having increasing difficulty removing graffiti in a timely manner. The revolving part-time staff also results in operational inefficiencies as the staff providing this services is rotated. The addition of the full-time Maintenance Worker will not only add additional needed staff time, but also provide consistency in the service provided. A dedicated full-time employee will help retain the knowledge of hotspot problem areas as it relates to both time and location, site-specific issues related to site access and paint matching requirements, as well as other nuances to the service to better direct part-time staff.

The reclassification of the Civil Engineering Assistant to a Water Customer Services Supervisor will greatly improve the coordination and efficiency of the monthly process of collecting and verifying water meter reading data and transferring that data to the water billing software used by Finance to generate water bills. The vast amount of data physically collected by Water Meter Readers each month must be verified for accuracy before it can be reliably uploaded to the billing system. This requires constant coordination between Finance staff and Water field staff with re-reads and other data verification steps to ensure bills are accurate and to maximize successful bill collection. In addition, this position will respond to customer inquiries and complaints regarding water billing discrepancies and other customer concerns. It is critical that this function be centralized in a position with the authority to direct field staff and speak to customers in an effective manner.

The recommended title change from Public Works Aide to Part-Time PW Maintenance Worker supports the city's ongoing efforts to improve recruitment and retention. By updating the title, the classification and duties will align with the current operational needs of the department. It will also provide the ability to attract applicants and be more competitive with comparable agencies. The revised title will ensure that the position accurately represents the scope and level of work.

SUMMARY/NEXT STEPS

Upon approval of the City Council of the recommended actions, City staff will coordinate the recruitment for the new position and will process Personnel Action Forms for the employee being reclassified.

ATTACHMENT(S):

A. Water Customer Services Supervisor Class Specifications

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

WATER CUSTOMER SERVICES SUPERVISOR

FLSA Status: Non-Exempt **Job Code:**

Bargaining Group: SFSCEA **Date Prepared: 10/1/25**

POSITION PURPOSE:

Under general direction of the Director of Public Works and Public Works Superintendent, plans, supervises, coordinates, and participates in the work of staff engaged in water utility billing to ensure the city's customers are provided with a high level of customer service and performs other related duties as required.

SUPERVISION RECEIVED:

Receives supervision and direction from Director of Public Works and Water Utility Manager.

SUPERVISION EXCERCISED:

Supervises and provides functional direction to designated staff.

EXAMPLES OF DUTIES AND RESPONSBILITIES:

A. Held in Common:

1. Provides courteous and timely service to the public as the ultimate employer.
2. Works cooperatively with other City employees.
3. Exhibits integrity and displays ethical behavior.

B. Essential Job Specific Duties:

1. Works under general direction and is responsible for supervising, planning, organizing, coordinating, assigning, directing, and evaluating the work of staff.
2. Assignments include supervision of customer service functions such as water billing, credit and collection, customer service inquiries and complaints, service and field orders.
3. Duties include discussions in person, on the telephone and through correspondence with customers to solve a variety of service issues.
4. Plans, schedules, assigns, coordinates, directs, reviews, and evaluates the work of employees engaged in water utility billing, credit and collection, customer inquiries, service orders, or field services.
5. Discusses or correspond with existing and potential customers regarding requirements, regulations and accounts, handles complaints pertaining to charges and service.
6. Analyzes service problems, recommends needed changes and improvements, makes field and office reviews as necessary; develops improved work techniques and operating procedures.

7. Keeps the Director appraised of significant customer complaints regarding fees and payments, making recommendations for solutions.
8. Reviews and evaluates work procedures, recommends and implements improvements.
9. Interprets polices and procedures to customers.
10. Prepare correspondence and periodic reports as required.
11. Performs related duties and responsibilities as required.

REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:

The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the job essential duties and responsibilities.

Knowledge of:

Principles and procedures of modern office practices in meeting and dealing with the public and handling customer complaints.

1. Techniques for providing a high level of customer service.
2. Effective principles and techniques of leadership and supervision.
3. General principles related to utility billing and customer account reconciliation.
4. Policies and procedures related to accounts receivable and water utility billing.
5. Water quality issues and water production.
6. Maintaining accurate calculations and records related to customer accounts for service.
7. Preparing periodic and special reports and correspondence.
8. Use of standard businesses software and database programs.
9. Proper use of writing skills and grammar.

Ability to:

1. Supervise, train, motivate, and evaluate staff.
2. Interpret explain and apply policies and procedures related to water consumption accounts.
3. Evaluate situations, identify problems, and propose solutions within established guidelines and policies.
4. Oversee and participate in other related projects as needed.
5. Post data accurately and efficiently and prepare records.
6. Identify and report meter discrepancies.
7. Communicate regulations and procedures related to water rates and rate structures.
8. Represent the city when dealing with customers, outside contractors and agency officials.

EXPERIENCE AND EDUCATION

The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:

- Associate's degree in engineering or closely related field from an accredited college/university.
- Two (2) years of experience performing professional engineering duties and duties related to water utility functions.
- A valid Class C State of California driver's license and an acceptable driving record.

WORKING CONDITIONS:

The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.

- Work is performed indoors and outdoors as needed.
- Noise level is moderate.
- Hazards are minimal.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodation may be made to enable employees with disabilities to perform the essential duties.

- Sit for extended periods of time.
- Stand, walk, kneel, squat, stoop and bend.
- Push, pull and reach overhead and above shoulders.
- Lift and move up to 25 pounds.

ITEM # 25

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

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

SUBJECT: **LANDSCAPE MAINTENANCE SERVICES AMENDMENT NO. 4 – EXTEND CURRENT CONTRACT FOR 90 DAYS TO TERMINATE ON JANUARY 31, 2026.**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

1) Approve Amendment No. 4 to the Agreement with Merchant's Landscape, Inc. extending the contract for 90 days to terminate January 31, 2026, for an additional not-to-exceed fee $306,018.60; and

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

FISCAL IMPACT

Funding for Landscape Maintenance Services is included in the adopted budget for the Department of Public Works. The recommended fees for the contract extension would be paid from the budgeted amount for Fiscal Year 2025-26 since the extension would be executed in Fiscal Year 2025-26. The remainder of the budgeted amount will be utilized for the new contract awarded as a result of the RFB.

BACKGROUND

City Council awarded a three-year Landscape Maintenance Services Contract to Merchant's Landscape, Inc. effective July 9, 2020. The contract contained a stipulation allowing the City Council to renew the contract for an additional two-year contracts at the end of the first term, based on performance and approval by the City Council.

On May 2, 2023, the City Council approved Amendment Number No. 1 extending the contract for one-year, with a 3% overall increase. On July 16, 2024, the City Council approved Amendment No. 2, which was the second one-year extension with a 5% overall increase. Amendment No. 3 was approved by the City Council on July 1, 2025, extending the contract for 90 days. The current contract will expire on October 31, 2025.

ANALYSIS

Extending Merchant's Landscape, Inc. existing contract for a period of 90 days to January 31. 2026 provides staff adequate time to recommend to the City Council the award of a new contract. The proposed additional fee of $306,018.60 will be utilized to continue to maintain the parks, medians, facilities, hardscape, landscape, parkettes, parkways, and all other City assets.

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

Upon approval of the recommended actions by City Council, Public Works staff will execute Amendment Number No. 4 with Merchant's Landscape.

ATTACHMENTS:

A. Amendment No. 4
B. Estimate from Merchants

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

FOURTH AMENDMENT TO CITY OF SANTA FE SPRINGS LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH MERCHANTS LANDSCAPE SERVICES, INC.

This Fourth Amendment to Landscape Maintenance Services Agreement ("Fourth Amendment") is made and entered into this 5th day of November 2025 ("Effective Date"), by and between the City of Santa Fe Springs, a California municipal corporation ("City") and Merchants Landscape Services, Inc., a California corporation ("Contractor"). For purposes of this Fourth Amendment, the capitalized term "Parties" shall be a collective reference to both City and Contractor.

RECITALS

WHEREAS, on August 1, 2020, City and Contractor entered into the Landscape Maintenance Services Agreement for Contractor to provide landscape maintenance services to City ("Agreement");

WHEREAS, on May 2, 2023, City and Contractor entered into the First Amendment, amending the Agreement to implement a three-percent increase in the total annual fee increasing it to $926,652 ("First Amendment");

WHEREAS, on July 16, 2024, City and Contractor entered into the Second Amendment, amending the Agreement to implement a five-percent increase in the total annual fee increasing it to $997,905.24 ("Second Amendment");

WHEREAS, on July 1, 2025, City and Contractor entered into the Third Amendment, extending the agreement 90 days to November 1, 2025 ("Third Amendment");

WHEREAS, the Agreement provides for a three-year term with an option to extend for two additional one-year periods and the 2nd extension will terminate on July 31, 2025; and

WHEREAS, the Parties desire to further amend the Agreement to extend the Agreement by an additional term of 90-days, from November 2, 2025, to February 1, 2026, and include that City will pay Contractor additional compensation not to exceed Three Hundred Six Thousand Eighteen Dollars and Sixty Cents ($306,018.60) for work completed during the extension.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

1. The Recitals, and the terms defined therein, are true and correct and are hereby incorporated into and made a part of this Fourth Amendment.

2. Section 1 of the Agreement is hereby amended to extend the term of the Agreement through February 1, 2026.

3. Pursuant to Section 5 of the Agreement, the total compensation to Contractor for the work completed during the 90-day term extension shall not exceed Three Hundred Six Thousand Eighteen Dollars and Sixty Cents ($306,018.60).

4. Except as otherwise set forth in this Fourth Amendment, the Agreement and all previous amendments shall remain binding, controlling, and in full force and effect. Section 1 of the Agreement notwithstanding, this Fourth Amendment, together with the Agreement and all previous amendments, shall constitute the entire, complete, final, and exclusive expression of the Parties with respect to the matters addressed in both documents.

5. The provisions of this Fourth Amendment shall be deemed a part of the Agreement and all previous amendments and except, as otherwise provided under this Fourth Amendment, the Agreement and all previous amendments and all provisions contained therein shall remain binding and enforceable. In the event of any conflict or inconsistency between the provisions of this Fourth Amendment and the provisions of the Agreement and all previous amendments, the provisions of this Fourth Amendment shall control, but only in so far as such provisions conflict with the Agreement and all previous amendments and no further.

6. If any portion of this Fourth Amendment is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

7. This Fourth Amendment shall be interpreted and governed according to the laws of the State of California. In the event of litigation between the Parties, venue, without exception, shall be in the Los Angeles County Superior Court of the State of California. If, and only if, applicable law requires that all or part of any such litigation be tried exclusively in federal court, venue, without exception, shall be in the Central District of California located in the City of Los Angeles, California.

8. The individuals executing this Fourth Amendment and the instruments referenced herein on behalf of Contractor each represent and warrant that they have the legal power, right and actual authority to bind Contractor to the terms and conditions hereof and thereof.

9. This Agreement may be executed simultaneously and, in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

[*SIGNATURES ON NEXT PAGE*]

IN WITNESS WHEREOF, the Parties hereto have caused this Fourth Amendment to be executed on the day and year first appearing above.

CITY OF SANTA FE SPRINGS

_____
William K. Rounds, Mayor

Date: _____

ATTEST:

_____
Fernando Munoz, City Clerk

APPROVED AS TO FORM:

_____
Rick Olivarez, City Attorney

MERCHANTS LANDSCAPE SERVICES, INC.

_____
Mark Brower, President

Date: _____

MERCHANTS LANDSCAPE SERVICES, INC.

_____
Donna Brower, Secretary

Date: _____

ATTACHMENT B

merchants
landscape services, inc.

October 27, 2025

Kevin J. Periman
City of Santa Fe Springs
12636 Emmens Way
Santa Fe Springs, CA 90670-3942

Regarding: **City of Santa Fe Springs - Extension for Landscape Maintenance Services**

Dear Kevin,

We are grateful for your business over the past years, and Merchants Landscape Services would like to extend our current landscape maintenance contract with the City of Santa Fe Springs for an additional three months, from November 1, 2025, to January 31, 2026.

A) Monthly Maintenance: **$83,100.00**

B) One-time seasonal color replacement:
260 Flats 4" pot standard @ $17.00 each = $4,420.00 / 3 months = **$1,473.33**

C) Turf Renovation at Lake Center Park Athletic Fields , Santa Fe Springs Athletic Fields, Los Nietos Park, and Little Lake Park:

Dethatching:
Parks Sport Fields: Approx. (29) Acres @ $1,150.00 per acre = $33,350.00 / 3 months= **$11,116.67**

Over-seeding approx. (29) acres with Lesco Eagle Blend @ 7 lbs per 1,000 sq. ft.
Approx. (1,263,240 sq. ft.) @ $0.015 per sq. ft. = $18,948.60 / 3 months= **$6,316.20**

Hollow Core Aeration 29- Acres to be done at No charge this time **$0.00**

Grand Total Monthly Maintenance $102.006.20 X 3 Months = $306,018.60 the total for 3 months

This estimate is optional and contingent on the city providing dumpsters for all debris:
Parks Sport Fields: Approx. (29) Acres @ $900.00 per acre = $26,100.00 / 3 months= $8,700.00

All current terms, conditions, and specifications will remain the same. We respectfully ask that you consider our proposal.

Should you have any questions, please contact Martin Herrera at (800) 645-4881.

Sincerely,

Martin Herrera
Branch Manager
Cc: Mark Brower

ITEM # 26

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

BY: Cuong Nguyen, Director of Community Development

SUBJECT: **AUTHORIZATION TO AWARD DOWNTOWN SPECIFIC PLAN (RFP 25-13) TO PRIMESTOR**

DATE: November 5, 2025

RECOMMENDATIONS:

It is recommended that the City Council:

1) Authorize the award of RFP 25-13 to Primestor for the Downtown Specific Plan; and

2) Determine that the action is categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 et seq.); and

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

FISCAL IMPACT

The total cost for Primestor to prepare the Downtown Specific Plan is $740,000. The City secured a $673,000 Sustainable Transportation Planning Grant from the California Department of Transportation (Caltrans) to fund the majority of the Specific Plan. The City will be responsible for paying $67,000 of the total cost, which will be paid over fiscal years 2025-2026 and 2026-2027. Per stipulations within the Caltrans grant, the Specific Plan must be adopted by June 30, 2027.

BACKGROUND

The 2040 General Plan, adopted February 8, 2022, includes a vision for establishing a downtown that will create community gathering spaces, restaurants, entertainment venues, hospitality uses, offices, and housing opportunities, all within a mixed-use, pedestrian-friendly environment.

In January 2024, the City applied for a Caltrans Sustainable Communities Competitive Grant for the development of the Town Center Telegraph Corridor Specific Plan (aka Downtown Specific Plan). The Project would create a Specific Plan along Telegraph Road to establish a downtown as the geographic heart of the community by facilitating higher-density residential projects within mixed-use zones. The Project would fulfill and implement the policies, goals, and objectives of the 2040 General Plan.

In July 2024, the Community Development Department was notified of a conditional award of $673,000 by Caltrans.

On September 3, 2024, the City Council adopted Resolution No. 9927 to execute agreements with Caltrans for funding of the Downtown Specific Plan.

On April 1, 2025, the City Council authorized staff to advertise a Request for Proposals (RFP) to secure a qualified firm to prepare the Downtown Specific Plan.

On April 14, 2025, the Downtown Specific Plan RFP was released, and proposals were due by May 22, 2025. The City received nine proposals and three firms were selected for interviews, which were conducted on July 23rd and 24th.

On August 19, 2025, City Council directed staff to re-open the RFP to allow additional time for firms to submit proposals. The RFP was re-released on August 22, 2025, and bidding closed on September 23, 2025. Proposals were received from three new firms, and two firms were selected for interviews, which were conducted on October 20, 2025.

In total, the City reviewed proposals from twelve highly qualified firms and five firms were selected for interviews. Proposal costs ranged from $553,924.80 to $989,400.00. A selection panel comprised of staff from Community Development and Public Works reviewed the proposals and scored them based on the following criteria:

1. Experience of proposer & project personnel (40 points)
2. Proposed approach & work plan (30 points)
3. Proposed fees for items/services (20 points)
4. Responsiveness to RFP (10 points)

ANALYSIS

The selection committee determined Primestor to be the most qualified firm to prepare the Downtown Specific Plan. Primestor demonstrated a deep understanding of the Santa Fe Springs community and has experience preparing downtown and corridor-specific plans for jurisdictions of similar size and complexity. Primestor's project personnel possess strong expertise in urban design, land use planning, transportation, and community engagement. In addition, the firm has a proven record of facilitating effective public-private partnerships that have resulted in successful, implementable plans and tangible downtown revitalization outcomes. During the interview process, the project team

exhibited professionalism, strong communication skills, and a collaborative approach, further demonstrating their understanding of the City's vision and readiness to deliver a successful Downtown Specific Plan.

Primestor's responsibilities will include a detailed assessment of the current conditions within the plan area, a robust community engagement program, land use alternatives analysis, market demand analysis, and an infrastructure and services plan. The project includes California Environmental Quality Act (CEQA) compliance and Zoning Code updates to ensure consistency with the comprehensive Zoning Code Update process. Final deliverables will include draft and final versions of the Specific Plan. The project will be completed by June 30, 2027.

ENVIRONMENTAL

Pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 et seq.), the action is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it is reasonably foreseeable that the execution of a professional services agreement would not have a direct or indirect impact on the environment. The action does not result in the approval of any project, entitlement or development of a property.

DISCUSSION

The Specific Plan will facilitate the downtown development process by presenting the community's vision for the plan area, reducing developer risk and permitting time, and lowering construction costs with pre-planned public infrastructure. Creating a Downtown Specific Plan will support efficient land use, promote economic development, and facilitate a streamlined permitting process, ultimately enhancing the quality of life for Santa Fe Springs residents and visitors.

SUMMARY/NEXT STEPS

Following the City's award of contract, staff will proceed with drafting a Professional Services Agreement with Primestor. The agreement will be presented to the City Council for consideration and approval at a future meeting. Upon execution of the agreement, City staff will schedule a kick-off meeting to outline the scope of services, project timelines, and key deliverables. City staff will provide regular progress updates to the City Manager's Office to ensure the Downtown Specific Plan is completed on schedule and within budget.

ATTACHMENTS:

A. RFP 25-13 Downtown Specific Plan
B. Specific Plan Project Area Map

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

Attachment A

REQUEST FOR PROPOSALS
No. 25 - 13

Downtown Specific Plan

Issue Date: **Monday, April 14, 2025**
Questions Due Date: **Tuesday, April 29, 2025, at 2 PM Pacific**
Proposal Due Date: **Thursday, May 22, 2025, at 2 PM Pacific**

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TO PROSPECTIVE PROPOSERS

The City of Santa Fe Springs ("City") invites qualified firms to submit proposals in response to this Request for Proposals ("RFP"). The City will evaluate responses to this solicitation to determine qualifications. Submissions must adhere to the format and content described. Only proposals that adhere to the requirements will be considered. The information set forth is the minimum required to qualify for consideration. The successful Proposer will be required to enter into a Professional Services Agreement based on the specifications outlined in this RFP.

DATE OF SOLICITATION

April 14, 2025

PROJECT

Downtown Specific Plan

PROPOSAL OWNER

City of Santa Fe Springs – Community Development Department
11710 Telegraph Road
Santa Fe Springs, CA 90670
Attn: Cuong Nguyen, Director of Community Development
Contact Phone: (562) 868 - 0511
Contact E-Mail: cuongnguyen@santafesprings.gov

PROPOSAL CONTACT

City of Santa Fe Springs – Department of Finance
11710 Telegraph Road
Santa Fe Springs, CA 90670
Attn: Micah Herd, Procurement Manager
Contact Phone: (562) 868 - 0511
Contact E-Mail: micahherd@santafesprings.gov

Any questions about this RFP should be submitted via the City's PlanetBids Portal by **Tuesday, April 29, 2025, at 2 PM Pacific**.

Proposals must be submitted by **Thursday, May 22, 2025, at 2 PM Pacific**.

Prospective proposers must register their business with PlanetBids before being able to submit questions and/or proposals. To access the City's PlanetBids Portal, please go to:

https://vendors.planetbids.com/portal/65093/bo/bo-detail/128728

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I. Notice Inviting Proposals

The City of Santa Fe Springs (hereinafter referred to as “City”) invites Proposals from qualified consultant teams that specialize in public outreach, preparation of specific plans and/or corridor plans, and preparation of environmental documents (hereinafter referred to as “Proposers”) interested in providing consultant services for the Downtown Specific Plan (hereinafter referred to as “the Project”) following the specifications, terms, and conditions identified in this RFP. Prospective respondents should carefully read information related to this opportunity before submitting a proposal.

The Selected firms or individuals must be familiar with grant-funded projects and demonstrate recent, relevant experience in projects similar in scope to this one. The project will require the expertise of a team of diverse disciplines to successfully deliver the required services.

To view the complete RFP package, please visit:

https://vendors.planetbids.com/portal/65093/bo/bo-detail/128728

Prospective Proposers must register with PlanetBids before being able to view all documentation or submit a response.

Questions must be submitted by Tuesday, April 29, 2025, at 2 PM Pacific.

*******QUESTIONS MUST BE SUBMITTED VIA PLANETBIDS*******

Proposals must be submitted via PlanetBids by Thursday, May 22, 2025, at 2 PM Pacific. Responses to this RFP will be evaluated to determine the most qualified Proposer. Responses must adhere to the format and content described in the RFP.

The successful Proposer will be required to enter into a Professional Services Agreement with the City for the project's duration. Final terms, including compensation and length of the agreement, are subject to City Council approval.

II. Background

Santa Fe Springs is a predominantly industrial city in southeast Los Angeles County. It provides a full range of municipal services, including police and fire protection, street maintenance, water utilities, recreational services, a public library, and cultural events. The City also oversees two (2) legally separate entities: the Successor Agency to the Redevelopment Agency and the Housing Successor Agency to the Housing Authority. Santa Fe Springs has approximately 18,800 residents and over 3,000 businesses.

Though incorporated in May 1957, the City's history dates back to 1871 when Dr. James E. Fulton discovered a sulfur spring that was later developed into a health spa. Santa Fe Springs is a built-out city with few to no vacant properties remaining. Much of its land was historically used for oil extraction and refining until the 1970s, when the oil industry waned

and consolidated operations. The boom period of the 1980s and 1990s— when the City actively led redevelopment of former oil field sites and aging industrial properties—vanished almost entirely with Governor Jerry Brown's dissolution of the City's Redevelopment Agency in 2012. In the post-redevelopment era, private redevelopment activity has been driven largely by well-funded logistics industries looking to meet increasing consumer demands related to online shopping and rapid goods delivery. Interest by other industry clusters remains more moderate but steady, reflecting the City's business-friendly environment and strategic location along Interstates 5 and 605.

The City's population increased modestly during the first two decades of the 2000s—from 16,413 in 2000 to 18,295 in 2020, with the increase primarily associated with the development of the Villages at Heritage Springs, a residential neighborhood built on a former oil field. Other housing development has been on sites formerly occupied by schools, open spaces, and industrial uses. For the State's housing planning period extending from 2021-2029, Santa Fe Springs was assigned a housing production goal of 952 units.

The City adopted its 2040 General Plan in 2022, which included a vision for creating a downtown. Santa Fe Springs has never had a traditional or historic downtown. While the Civic Center complex serves as a de facto center for community events, residents have long expressed a desire for a vibrant downtown with shopping, dining, and social gathering spaces. The City envisions a new downtown at the center of the City that will create community gathering spaces, restaurants and entertainment venues, hospitality uses, offices, and housing opportunities all within a mixed-use, pedestrian-friendly environment. Telegraph Road will serve as the primary arterial with direct connectivity to other major arterials and the I-605 freeway. The Civic Center’s library, aquatics center, Clarke Estate, and community garden will complement this new urban environment, where industrial and business park sites will gradually transition into three- to five-story mixed-use buildings and public plazas that foster pedestrian activity and connectivity between the Civic Complex and Heritage Park.

To support this vision, the City added mixed-use designations in the general plan and re-zoned industrial properties along Telegraph Road to mixed-use. Properties north of the Civic Center complex and vacant land at the southeast corner of Telegraph Road and Bloomfield Avenue were rezoned MU: Mixed-Use, and the Heritage Corporate Center was rezoned MU-DT: Mixed-Use – Downtown. In total, the Plan Area is comprised of 98.7 acres, with the City owning approximately 65 percent of the land area. A map of the Plan Area is provided as Attachment C.

To advance this downtown initiative, the City secured a $673,000 Sustainable Transportation Planning Grant from Caltrans (Agreement No. 74A1658) to develop a Downtown Specific Plan for the newly designated mixed-use areas along Telegraph Road. A copy of the City’s Scope of Work approved by Caltrans is provided as Attachment D (this provides further background on the City’s goals and objectives in preparing the Plan). Per the City’s agreement with Caltrans, all work on the specific plan, including the adoption of the final Downtown Specific Plan, must be completed by June 2027.

III. Timeline

- Release RFP **Monday, April 14, 2025**
- Online Q&A Deadline **Tuesday, April 29, 2025, at 2 PM Pacific**
- Deadline to Submit Proposals **Thursday, May 22, 2025, at 2 PM Pacific**
- City Review of Submissions **Late May 2025**
- Interviews **TBD (If Necessary)**
- Notifications Sent to Proposers **Early June 2025**
- Award of Contract **June/July 2025**

IV. Scope of Work/Services

The City seeks proposals from qualified consultants to prepare a Specific Plan to create a new downtown. The Specific Plan will implement the 2040 General Plan goals and facilitate the conversion of industrial and business park land into a vibrant, mixed-use downtown along Telegraph Road. Tentatively titled the Downtown Specific Plan, this bold vision will transform the City center.

The specific plan should embody pragmatic design and development standards that are objective in nature. The type and intensity of commercial and residential development proposed shall mesh with and enhance accessibility to public transportation and other forms of active transportation. The nexus between land use and transportation mobility is paramount. The project will recommend prospective development scenarios of key parcels or catalytic projects that can be analyzed in greater detail in terms of the physical form and project economics. In terms of financial feasibility and marketability, the project shall also include:

- A comprehensive financial feasibility analysis;
- A prototypical proforma analysis of no fewer than five distinct projects; and
- A phased implementation strategy, if necessary, to enhance the marketability and maximize community benefits.

The project should streamline the development process by providing objective development/design standards that are vetted through financial analysis and typical prototypical proformas. The project will facilitate the development process by presenting the community's vision for the Plan Area, reducing developer risk and permitting time, and lowering construction costs with the pre-planned public infrastructure. The physical form of the Plan Area will be a noticeable departure from the historical suburban landscape of one- and two-story buildings with segregated land use patterns. The Plan Area will exhibit a more compact, dense, and walkable district wherein residents have viable alternative active transportation options.

The City will manage and administer the project according to the Caltrans Grant Application Guidelines, Regional Planning Handbook, and the executed grant contract between Caltrans and the City. Many of the tasks below are included in the City’s Scope of Work approved by Caltrans, a copy of which is included as Attachment D.

The City encourages Proposers to recommend refinements or innovative approaches to how this scope of services can be better fulfilled to increase efficiency and effectiveness. The City and stakeholders alike have high ambitions for this pivotal project and welcome creative, visionary proposals to help maximize its success.

Task 1: Project Administration

The Consultant shall develop a timeline and milestones for the project that align with the City's budget. Each phase of the project must be planned with an awareness of the financial limitations, ensuring that all deliverables, public outreach efforts, and meetings are completed within the allocated funds.

The Consultant shall conduct a kick-off meeting with City staff to refine the project scope, timeline, and deliverables. The Consultant shall prepare an action plan with phases of work and a schedule to accomplish the action plan that identifies minor milestones, including regular meeting dates with staff and work product review deadlines, and major milestones, including a public outreach program. The action plan will outline regular progress check-ins with City staff and involve input from various departments, as needed, to ensure all relevant stakeholders are aligned throughout the process.

The Consultant and City staff shall participate in reoccurring meetings, as needed, for up to one hour each to review and discuss deliverables, provide status updates on the study area, and refine specialized aspects of the Specific Plan. Meetings may be in person or via conference call, as appropriate.

The Consultant shall submit monthly invoicing in a timely manner.

During the course of the project, the City will conduct quarterly meetings, as needed, with the Consultant and Caltrans to monitor the project's progress, review completed and upcoming tasks, and address any challenges. These meetings will provide the opportunity for staff to discuss obstacles and conduct problem-solving to ensure that the project stays on schedule and within the framework of the grant budget.

Minimum Required Deliverables:

- Kick-off meeting
- Action plan
- Project schedule
- Meeting agendas and action minutes
- Monthly invoices

Task 2: Existing Conditions Analysis

The Consultant shall conduct a survey of existing conditions and present findings in an Existing Conditions Report. The Consultant shall review existing City documents that may inform the preparation of the report (Active Transportation Plan, 2040 General Plan- in

particular, Housing, Circulation, Land Use, Economic Development, and Environmental Justice Elements, Annual Housing Progress Reports, Public Infrastructure plans, etc.). The Consultant shall also meet with City staff and local agencies familiar with socioeconomic conditions within the community; review staff reports of projects and programs affecting properties within the Plan Area; review public infrastructure plans and reports concerning service delivery problems; public safety records (vehicular accidents and crime statistics), traffic studies, and special studies and reports (engineering, market demand, traffic, Phase I and II ESAs, etc.) related to past and current development projects.

Minimum Required Deliverables:

- Existing Conditions Report

Task 3: Community Engagement

Developing an effective Community Engagement Strategy or Plan is the first step that the Consultant will complete with City staff input. The Consultant shall adhere to the following three key elements: i) To inform the community with objective information so they can learn and stay informed about the project; ii) To consult the community to obtain valuable feedback on specific project decisions and analysis; and iii) To involve and work directly with the community to ensure that their concerns and feedback are understood and considered throughout the project. The Community Engagement Strategy shall identify the “who, what, where, when, and how.”

The strategy will address residents and businesses located within and adjacent to the Plan Area as well as the wider community. The Consultant will ensure that outreach to hard-to-reach segments of our community includes the following: meeting with our elderly residents at senior housing sites and senior community centers; engaging with our youth and school districts, including principals and teachers; connecting with lower-income residents at food banks, neighborhood gathering spots, and community centers; and engaging with transit riders at bus stops. The Consultant shall prepare social media posts and a dedicated city webpage as a central repository of project information. City staff will gather email lists from city departments of residents who wish to be informed of city projects. Printed articles in the quarterly community newsletter, the local paper, and colorful graphics for posters will be used. Bilingual translation and interpretation services will be available for printed materials and community meetings.

The Consultant will also engage with utility companies, businesses, developers, and brokers who are familiar with mixed-use and residential projects. Within this group, special attention will be given to affordable housing providers and ancillary services (e.g. social and supportive services) to better design an inclusive and holistic program. The project will also seek consultation and engagement from local and regional transportation and planning agencies, such as Caltrans, Metro, SCAG, Gateway Cities COG, and utility companies. Discussions may focus on development opportunity areas that may require or influence future service delivery options.

For this project, the City anticipates conducting approximately two community-wide workshops, five focus group meetings, ten private stakeholder meetings, and numerous meetings with city staff. Meetings should not be held at City Hall but rather in locations that community stakeholders are comfortable and familiar with. An Advisory Committee will also be established to facilitate project review and implementation. The Advisory Committee may be comprised of eleven individuals representing a cross section of the community and may meet up to seven times during the course of the project. Both print and digital mediums will be used for social media, the City's website, emails, and community newsletters. Online surveys, printed questionnaires, and informational FAQ sheets will be distributed at senior housing sites, and public counters to maintain effective and continuous communication.

The community engagement process will start one month after project initiation and continue through project completion. Throughout the entire process, the community must be informed, consulted, and involved in the project. To minimize confusion and misunderstanding, periodic updates will also be presented at public meetings, such as the City Council and Planning Commission meetings, as well as public service announcements through newsletter articles, and short videos posted on the website.

Minimum Required Deliverables:

- Community Engagement Strategy (Report)
- Community engagement materials (e.g., PowerPoint Presentations, flyers, website announcements, sign-in sheets, community surveys, conceptual drawings)
- Facilitation of two (2) community-wide workshops (with translated materials and interpretation services in Spanish)
- Advisory Committee Meeting facilitation and materials for up to seven (7) meetings (agendas, presentations, meeting notes, list of attendees, list of action items)
- Up to five (5) focus group meetings
- Up to ten (10) private stakeholder meetings
- Community Meeting Summary Memoranda
- Supplemental meetings with City staff

Task 4: Development of Land Use Alternatives

Following initial meetings and outreach, the Consultant will develop an opportunity sites analysis and land use alternatives to accommodate potential residential, commercial, and office development in the TCTCSP area. The opportunity sites analysis will highlight larger-scale development opportunities within the TCTCSP area while the alternative scenario analysis will complement the opportunity site analysis to support enhanced vibrancy, housing density, and economic activity in the TCTCSP area.

Land uses should be thoughtfully and strategically placed to maximize community connectivity and create synergy between residents and businesses. The alternatives

should consider findings from previous analyses, community outreach, and Staff feedback.

Each alternative must address:

1. Alternatives to support the character of a new, vibrant downtown area with variety of retail and commercial uses, including considerations for sidewalk width, public amenities/furniture and street parking.
2. A mix of housing units that aligns with the City's Housing Element, analyzing the effects of increased building height, density, and parking demand within the TCTCSP.
3. Distribution and evaluation of proposed new uses, including residential units by type, non-residential square footage by type, and projected jobs generation.

The findings of the study must be summarized in a technical memorandum. The Consultant will prepare a comprehensive report with associated maps, describing and analyzing the land use alternatives to quantify development potential in terms of housing units, non-residential floor area, population and employment. Projected population and jobs numbers for each alternative must be included. The report and maps should be assembled such that each alternative is easy to understand and compare with the other.

Upon completing the report, the Consultant will present the alternatives to Staff for review and feedback. Following this meeting, the Consultant will conduct a community meeting to solicit comments and feedback from community members regarding their preferences and vision. This may result in a clear preference for one alternative or the development of a hybrid concept that combines components of each alternative.

Minimum Required Deliverables:

- Alternative land use plan visuals, including sketches and elevations
- Alternative land use plan report, including quantified development build-out potentials
- Meeting attendance, including sessions with Staff, Planning Commission, City Council, and relevant stakeholders

Task 5: Market Demand Analysis

The Consultant will prepare a market demand analysis to assess future market conditions for residential, retail, and office development in the Plan Area, taking current conditions and long-range potential into consideration.

The market demand analysis will assess the future potential for housing of various types and at increased densities, at all levels of affordability, and the viability of incorporating specific commercial uses, such as neighborhood serving retail, office spaces, mixed use developments, and hospitality businesses, based on market demand and feasibility. In terms of financial feasibility and marketability, the project shall also include detailed financial feasibility analysis and prototypical proforma analysis of no fewer than five (5) identified opportunity sites.

Minimum Required Deliverables:

- Market demand analysis report for residential, retail, and office
- Proforma analysis for financial and market-viable developments of at least five (5) identified opportunity sites, considering factors such as land costs, construction expenses, market demand projected revenues, and regulatory constraints.

Task 6: Preferred Land Use Alternative

Based on input received at Community/Commission/Council meetings, as well as input received from other methods of community outreach, the Consultant, in consultation with Staff, will develop a preferred land use alternative which will serve as a basis for the draft TCTCSP. The preferred alternative will be presented to Staff and the Planning Commission/City Council for review and feedback. The community will also be asked to respond to the preferred Plan. Feedback from these stakeholders will be used to refine the alternative and develop the draft TCTCSP.

Suggested Deliverables:

- Preferred land use plan visuals, including sketches and elevations
- Potential Phased Development and Implementation Plan
- Preferred land use plan report, including quantified development potentials
- Meeting attendance – meeting(s) with Staff, Planning Commission, City Council, and relevant stakeholders

Task 7: Infrastructure Development and Service Plan

The Consultant must prepare an Infrastructure Development and Services Plan and Budget to determine, at a preliminary level, the infrastructure needed to support uses and improvements identified in the preferred alternative. The analysis must identify infrastructure conditions and improvements needed to support the Plan in terms of water, wastewater, storm drainage, electricity, gas, cable, telephone service, internet/fiber, transportation (public transit, vehicular, pedestrian, and cycling traffic), greenways, and parks. Working in collaboration with Public Works Staff, Consultants will:

1. Analyze and summarize both existing and needed service capacities
2. Assess the services envisioned in the Plan Area and those that would be required to meet the preferred alternative
3. Provide detailed descriptions of needed public improvements, including street improvements to meet City standards, upsizing of water and wastewater mains and storm drains, undergrounding utilities, and associated development costs
4. Provide comprehensive descriptions of needed improvements associated with private utilities, such as natural gas, electric, phone, cable, and internet connectivity
5. Provide comprehensive descriptions of any changes required to public services and facilities

6. Provide detailed cost estimates and phasing recommendations for needed improvements and service systems within the Plan Area

Minimum Required Deliverables:

- Public Infrastructure Improvement Plans and Budget

Task 8: Draft and Final Specific Plan

The Consultant shall prepare two (2) drafts and one (1) final administrative public review draft. Additional changes may be required at each successive public hearing with the Planning Commission and City Council. A final Specific Plan will be prepared following the adoption of the Specific Plan. The Consultant is anticipated to include the following elements in the new TCTCSP. The requirements listed below may be satisfied with a variety of proposed chapter outlines for the Specific Plan.

Proposed development regulations for the TCTCSP area shall be consistent with and complement existing regulatory documents in the City of Santa Fe Springs. The TCTCSP shall reference existing objective development standards for mixed-use districts and create new objective design standards and design guidelines for the Plan Area.

1. Vision Statement and Guiding Principles
2. Preliminary Policies
3. Land Use Intensity Alternatives and Corresponding Development Standards
4. Objective Design Standards and Design Guidelines
5. Prototypical Mixed-Use and High-Density Residential Project Proformas
6. Public Infrastructure Upgrades
7. Financial Sustainability Strategy Plan
8. Implementation Plan and Financing Strategy

Minimum Required Deliverables:

- Two (2) Drafts of the Specific Plan
- Administrative Draft for Public Review
- Final Plan that includes a summary of next steps towards implementation and credits FHWA, FTA, and/or Caltrans on the cover or title page (City to submit to Caltrans in an ADA accessible electronic copy)

Task 9: Zoning Code Updates

The City is currently undertaking a Comprehensive Zoning Code Update. It is essential that both projects are coordinated to ensure consistency between the Zoning Code and the Specific Plan. The consultant will be expected to work closely with the team handling the Comprehensive Zoning Code Update to avoid conflicting provisions and ensure cohesive land use regulations.

Task 10: CEQA Compliance

The Consultant shall prepare environmental documentation based on the Consultant's recommendations for the best way to ensure compliance with the CEQA Statute and Guidelines. The City of Santa Fe Springs is open to different strategies to fulfill this requirement. The Consultant's proposed approach should allow streamlined environmental review of future projects pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines.

The EIR for the 2040 General Plan can be found at this link:

https://www.santafesprings.org/departments/planning_and_development_department/planning/environmental_documents.php

Technical studies may include traffic impact analysis, parking studies, air quality technical analysis (up to three CalEEMod runs), GHG emissions (up to two energy consumption spreadsheets but does not include Climate Action Plan), Noise and Vibration Technical Analysis (up to two short-term and two long-term monitoring locations), and more.

Task 11: Presentation and Adoption of Specific Plan and Environmental Document

The Consultant shall prepare and present materials, PowerPoint, etc. at meetings with the Planning Commission and City Council. These meetings are in the form of Study Sessions and Public Hearings. The Consultant shall attend up to six meetings. The Consultant will prepare staff reports, resolutions, and ordinances for the meetings.

Minimum Required Deliverables:

- Meeting attendance (up to six)
- Staff reports, resolutions, and ordinances
- Meeting presentation materials

V. Proposal Submittal

Please *see* ***Section VI – Proposal Content and Format*** for specific details regarding the information that needs to be included in your submission. Failure to provide all requested information may be considered "non-responsive" and rejected.

Responses to this RFP must be submitted electronically via the City's PlanetBids Portal by the deadline. Any responses transmitted and/or time-stamped after the deadline will not be accepted. Proposers planning to submit responses to this request are highly encouraged to submit all documentation before the deadline to avoid technical difficulties/errors.

VI. Proposal Content and Format

Proposal Content

Proposers shall prepare a compelling, clear, and concise proposal. The City is requesting proposals which contain, at a minimum, the following information:

A. **Letter of Interest** - Please include a letter expressing your interest in being considered for the project. Include a statement regarding the Proposer's availability to dedicate time, personnel, and resources to this effort. Indicate the address and telephone number of the Proposer's office nearest Santa Fe Springs, and the office from which the project will be managed. The letter of interest must include a commitment to the availability of the Proposer and all key project staff during the planning period and a proposed schedule designed to meet the City's needs. If applicable, include the proposed working relationship with any subcontractors. An individual authorized to bind the Contractor must sign the letter.

B. **Project Understanding and Summary** - Please include a statement demonstrating your understanding of the City, the work to be done, and the objectives to be accomplished. Describe your general approach to completing the project successfully and the methodologies and technologies you would employ. Describe what information you would expect the City to supply.

C. **Proposed Statement of Work** - Please provide a proposed Statement of Work that will be used to fulfill each requirement listed in the Scope of Work of this RFP. Include key deliverables, milestones, and tasks. Explain what the respective roles of City staff and Proposer staff would be to complete the tasks specified in the Scope of Work. Discuss any ideas for modifying, clarifying, or improving the City's proposed scope of work.

D. **Detailed Project Schedule:** Provide a realistic and detailed project schedule identifying all tasks and deliverables to be performed, durations for each task, and overall time of completion.

E. **Relevant Experience & Key Personnel** - Please include information describing your experience providing similar services for public agencies. Provide a minimum of three (3) specific examples of relevant experience. At a minimum, the Proposer should provide a list of the most recent projects (i.e., completed within the last five (5) years is preferred, but samples outside of this timeframe will be accepted if relevant) for which the Proposer has performed similar services of similar size, scope, and complexity. Identify key personnel who would be assigned to provide the services described in the Proposal, and the functions to be performed by each. Resumes may also be included in this section.

   Using **Attachment A – References**, please provide details regarding each reference. This should include the name, contact person, address, phone number, and e-mail address of each party for whom the service was provided, as well as a

description of the service performed, the dollar amount of the contract, and the date of performance. The City may contact the individual listed at its discretion.

F. **Conflict of Interest Statement** – The Proposer shall disclose any financial, business, or other relationship with the City that may impact the selection process. If the Proposer has no such conflicts, a statement declaring such should be included in their submission.

G. **Cost Proposal** – Cost proposal should include the following:

Total All-Inclusive Not-To-Exceed Maximum Price: The cost proposal should contain all pricing information relative to performing the scope of work as described in this request and identified in the Line-Item list (See “Line-Item” tab in PlanetBids).

The total all-inclusive maximum not-to-exceed price should contain all direct and indirect costs, including all out-of-pocket expenses. Provide a budget for each significant milestone for the entire scope of services. The proposed budget should include all meetings, conference calls, site visits, and deliverables. It should also include a list of anticipated reimbursable expenses with rates charged for each.

Component Costs: Include separate schedules of all fees and expenses for each of the work tasks and deliverables described in this RFP. These schedules should include hourly rates, the number of hours anticipated for each staff level, and out-of-pocket expenses such as travel and transportation, meals, communications, and duplication costs. The total of these separate schedules should be directly related to the total all-inclusive maximum price.

Rates for Additional Services: If it should become necessary for the City to request the successful Proposer to render additional services to either supplement services requested in this RFP or to perform any additional work as a result of the specific recommendations included in any report issued, resulting from this engagement, then such additional work shall be performed only if outlined in an addendum to the contract between the City and the Proposer. Unless otherwise noted in the proposal, any such additional work would be performed at the same rates submitted in the dollar cost bid.

Proposal Format

To facilitate the evaluation process, all responses must adhere to the following format requirements. The City strongly encourages respondents to thoroughly review their proposals prior to submission to ensure they adhere to the requirements. If the proposal is not formatted or does not include all the listed items/sections, it may be deemed non-responsive.

Responses shall not exceed thirty (30) pages when printed on 8-½ -inch by 11-inch paper. The thirty (30) page requirement does not include a cover letter/letter of transmittal, or

any items included as additional attachments. Proposals should also include the following:

A. Title Page showing the request for proposals subject; the Proposer's name; the name, address, e-mail, and telephone number of the contact person; and the date of the proposal.

B. Table of Contents identifying the items/section listed in the “Proposal Content” section of this RFP.

C. Detailed proposal following the order set forth in the "Proposal Content" of this RFP.

VII. Evaluation Criteria

The City will establish an evaluation committee to review and rate each proposal. The proposal evaluation process will be conducted using a multi-step method, which will include the following steps:

A. **Preliminary Proposal Review** - The evaluation committee will review each submission to ensure adherence to the minimum/proposal format requirements.

B. **Proposal Evaluation** - In the second part of this process, the evaluation committee will review and rate proposals based on the following:

1. **Experience of Proposer and Project Personnel (40 points)**
   - Experience, resources, and qualifications of the Proposer and assigned individuals to perform tasks identified in the scope of work.
   - Good reference checks from primary and/or secondary sources.

2. **Proposed Approach & Work Plan (30 points)**
   - Proposer has a clearly defined approach, strategy, and execution plan.
   - The timeline meets the City’s requirements.
   - Proposal clearly defines what is required from the City.

3. **Proposed fees for items/services (20 points)**
   - Proposed fees are reasonable.

4. **Responsiveness to RFP (10 points)**
   - Compliance with the required format.
   - Offered new/innovative services, suggestions.

City Staff will present to the City Council the ratings assigned to each proposal by the evaluation committee, together with Staff’s recommendations. The City Council exercises discretion and judgment in its award of a contract, which is a legislative act, and shall in no way be bound to follow the evaluation committee’s ratings or Staff’s recommendations.

Interviews
If necessary, the City may require top-rated proposers to participate in an interview. The City will e-mail proposers selected for the interview to schedule a date and time.

VIII. Proposal Protests

Proposal Protest Procedures (Before Proposal Opening)
A protest filed before the proposal opening must be filed in writing no later than ten (10) working days before opening. The most common types of protest that might be filed before a proposal opening include those based upon restrictive specifications or alleged improprieties in any solicitation that is apparent before the scheduled proposal opening. When a protest is filed before a scheduled proposal opening, certain steps must be followed:

A. The protest must be submitted in writing within the specified time frame (no later than ten (10) working days prior to a proposal opening). All protests must be filed with the City's Director of Finance for determination. Protest must be submitted to the Director of Finance by mail or e-mail within the specified time frame. Protests can be sent to:

   Mail:
   Lana Dich
   City of Santa Fe Springs
   Attn: Finance Department
   11710 Telegraph Road
   Santa Fe Springs, CA 90670

   Or

   E-mail:
   lanadich@santafesprings.gov

B. The protest must contain factual and legal reason(s) and should recommend a proposed remedy. Nevertheless, it should be noted that the City reserves the right not to implement the proposed remedy but to offer alternative solutions where applicable.

C. Where appropriate, the City will hold an informal conference on the merits of a protest with all interested parties allowed to attend. Interested parties may include all proposers, subcontractors, or suppliers, provided they have a substantial economic interest in a portion of the RFP.

D. All potential proposers will be advised of a pending protest.

E. The City shall not open proposals prior to the resolution of the protest unless it is determined that:

- The items to be procured are urgently required;
- Delivery or performance will be unduly delayed by failure to make the award promptly; or
- Failure to make a prompt award will otherwise cause undue harm to the City.

The City will respond in writing within ten (10) business days after receipt of a properly filed protest. The Director of Finance will respond and include a response to each substantive issue raised in the protest.

After the exhaustion of administrative remedies, the protesting party will be given the City's final decision. The Director of Finance has the authority to decide on all protests.

Proposal Protest Procedures (After Proposal Opening/Post Award)
A protest filed after a proposal opening must be filed within three (3) working days after the award. The City will grant the protesting party a fair review and shall have up to ten (10) business days to review the protest and render its decision.

IX. Execution of Agreement

The resulting agreement (see attached sample Attachment B) shall be signed by the successful Proposer and returned within the required insurance within ten (10) business days after the City has provided written notice that the Consultant has been awarded. Failure to execute the agreement and file acceptable insurance documents as provided herein shall cause, at the City's option, for annulment of the award. Please review the insurance requirements and indemnification clause in the attached sample agreement.

Should the successful Proposer decline to execute the agreement, the City can either reject all proposals, accept one of the other proposals, or issue a new solicitation.

X. Insurance Requirements

Any Consultant conducting services for the City of Santa Fe Springs must obtain and maintain insurance at their own expense. Insurance must be held until completion of services and formal acceptance by the City. The following insurance placed with an insurer admitted to write insurance in California or a non-admitted insurer on California's List of Eligible Surplus Lines Insurers (LESL):

A. **Commercial General Liability**

Commercial General Liability (CGL) (equivalent in coverage scope to Insurance Services Office, Inc. Form CG 00 01) shall cover on an "occurrence" basis for bodily injury and property damage, including premise-operations, products-completed, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury, and advertising injury with limits no less than $2,000,000 per

occurrence. If a general aggregate limit applies, the limit shall be twice the required occurrence limit.
If requested, the "City of Santa Fe Springs, its officials, employees, and agents" must be separately endorsed to the policy as additional insureds on an endorsement equivalent to the Insurance Services Office, Inc. Form CG 20 10 11 85 of CG 20 26 1185.

B. **Business Automobile Liability**

For owned vehicles, hired, and non-owned vehicles, Insurance Services Office Form CA 00 01 covering, Code 1 (any auto), or if Consultant has not owned autos, Code 8 (hired) and 9 (non-owned) with limit no less than $1,000,000 per accident for bodily injury and property damage.

If an automobile is not necessary to perform services, the Consultant must submit a written request for a waiver of this requirement.

C. **Professional Liability or Errors and Omissions**

Depending on the work or services to be performed, professional liability or errors and omissions liability insurance may be required. The City will require the Consultant to provide professional liability or errors and omissions liability insurance in an amount not less than $2,000,000 per occurrence or claim. Architects' and engineers' coverage shall be endorsed to include contractual liability.

D. **Workers' Compensation and Employer's Liability**

Workers' Compensation as required by the California Labor Code and Employer's Liability in an amount not less than $1,000,000 per accident for bodily injury or disease.

E. **Cyber Liability Insurance (if applicable)**

With limits not less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Consultant in this agreement and shall include, but not be limited to, claims involving security breach, system failure, data recovery, business interruption, cyber extortion, social engineering, infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, and alteration of electronic information. The policy shall provide coverage for breach response costs, regulatory fines and penalties as well as credit monitoring expenses.

F. **Technology Professional Liability Errors & Omissions (if applicable)**

Coverage must be appropriate to Consultant's profession and work hereunder, with limits not less than $2,000,000 per occurrence. Coverage shall be sufficiently broad to respond to the duties and obligations undertaken by Consultant shall include, but not be limited to, claims involving security breach, system failure, data recovery, business interruption, cyber extortion, social engineering, infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, and alteration of electronic information. The policy shall provide coverage for breach response costs, regulatory fines and penalties as well as credit monitoring expenses.

The policy shall include, or be endorsed to include, property damage liability coverage for damage to, alteration of, loss of, or destruction of electronic data and/or information "property" of the City in the care, custody, or control of Consultant. If not covered under Consultant's liability policy, such "property" coverage of City may be endorsed onto Consultant's Cyber Liability Policy as covered property.

Required insurance documentation

A. Certificate of Insurance

The Certificate Holder must be listed as follows:
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Attn: Risk Management

B. Endorsements (if requested)

In addition to the Certificate of Insurance, the Consultant must provide the following endorsements:

1. **Additional insured endorsements to the general liability and auto liability insurance policies.** The "City of Santa Fe Springs, its officials, employees, and agents" must be endorsed to the Consultant's general liability policy as well as the auto liability policy as additional insureds on an endorsement equivalent to ISO forms CG 20 10 11 85 or CG 20 26 11 85.

2. **Cancellation notice endorsements.** Each policy must be endorsed to certify that it will not be cancelled or non-renewed by either party or reduced in coverage or limits (except by paid claims) unless the insurer has provided the City with thirty (30) days prior written notice of cancellation (ten (10) days for cancellation due to nonpayment of premium is acceptable).

3. **Primary, non-contributory coverage endorsements.** The general liability and professional liability (if required) policies must be endorsed to provide that each policy shall apply on a primary, non-contributing basis with any insurance or self-insurance, primary or excess, maintained by or available to the City or its officials, employees and agents.

C. Waiver and Modifications of the Insurance Requirements
The City has the authority to modify these insurance requirements at any time at its discretion.

In general, any contract deemed sole source, professional/professional services, involve the disclosure of proprietary information, and/or a public works project, may require revisions to the City's standard insurance requirements. Any revisions to the insurance requirements will be identified within the associated service contract terms and conditions.

Consultants may request a waiver or modification of these insurance requirements. Waiver or modification requests must be submitted in writing. The request should state the specific insurance requirement that is being considered for waiver or modification and provide a brief explanation for the request. Requests will be reviewed on a case-by-case basis, and the decision will ultimately depend on the scope of services. The final decision to approve or deny a request will be at the City's legal authority or an authorized designee's discretion.

XI. Business License Requirements

Consultants that conduct business within city limits may be required to obtain City of Santa Fe Springs business license if selected. The business license must be acquired before commencing any work. Additional information regarding the City's Business License program may be obtained by visiting the City's website at: https://www.santafesprings.org/business/opening_a_business/new_application.php
Or by calling the City of Santa Fe Springs Business Support Center at (562) 264 - 5219.

XII. Use of Federal Funds

The City may elect to use funding from Federal sources for a portion of or all expenses related to this project. The United States Federal Government requires purchases of items and services to meet specific standards when using Federal funds, including grants, cooperative agreements, contracts, and Federal funds "passed-through" to the City from a non-Federal entity (i.e., sub-recipient agreements). These requirements are codified under the Code of Federal Regulation's (CFR) Title 2, Subtitle A, Chapter II, Part 200 (also referred to as "2 CFR 200" or "Uniform Guidance") and the Federal Acquisition Regulations (FAR), as applicable.

The following standards apply to all purchases of items and services using Federal funds:

- Transactions shall be conducted lawfully and ethically.

- Unnecessary/duplicative purchases are not permitted.
- Utilizing a vendor or supplier on the U.S. Federal Government's Debarred and Suspended List (available at SAM.gov) is prohibited.
- All individuals involved in the expenditure of federal monies must avoid any actual or apparent conflict of interest.
- Procurement transactions must be conducted in a manner providing full and open competition.
- Opportunities should be provided to minority businesses, women's business enterprises, and labor surplus area firms when possible.
- Contracts and purchase orders should include the contract provisions required by 2 CFR 200 Appendix A.
- Purchases of goods and services must include documentation detailing the procurement history.

XIII. Non-Commitment of City

While the City intends to select a Consultant through this process, this intention is subject to change at any time during the process. The City does not commit to awarding an agreement, paying any costs incurred in preparing the proposal for this request, and/or procuring or contracting any items or services.

XIV. Labor Requirements

A. **Background:** All personnel engaged in the performance of this work shall be employees of the Consultant and, as such, shall be warranted to possess sufficient experience and reliability to perform this work.

B. **Health:** All personnel engaged in the performance of this work shall be in good health and free of contagious diseases. The Consultant shall not allow any person(s) under the influence of alcohol or drugs on the premises or in the building. Neither shall the Consultant allow the use of or presence of alcohol or drugs on the premises or in the building.

C. **Non-Discrimination:** The Consultant shall not engage in discrimination in the employment of persons because of race, color, national origin, ancestry, mental/physical disabilities, sex, or religion of such persons.

D. **Conduct:** No person(s) shall be employed for this work that is found to be incompetent, disorderly, and troublesome, under the influence of alcohol and drugs, which fails or otherwise refuses to perform the work properly and acceptably or is otherwise objectionable. Any person found to be objectionable shall be discharged immediately and not re-employed for this work.

E. **Age:** The Consultant will only hire individuals who are of legal age to work.

XV. Records

The Consultant agrees to permit the City Manager or designee access to records, reports, files, and other papers or property of the Consultant to audit any performance aspect under this agreement.

XVI. Use of Subcontractors

The Consultant shall be responsible for all work performed under the final agreement and shall keep all work under their control. No portion of the work may be subcontracted without the prior written consent of the City. All subcontractors used on this work shall be 18 and be under the direct supervision of the Consultant and shall be considered as their employees. Any approved subcontractors must provide insurance indemnifying the City with limits at or exceeding the limits of the primary's insurance.

XVII. Modifications/Changes

Changes in the areas serviced and/or specifications may be necessary during the agreement term. Changes in the agreement requirements and corresponding changes in compensation may be implemented upon mutual understanding between the City and the Consultant. These changes will be processed by the City Manager.

XVIII. Disclosure of Information

A. The Consultant agrees that it will not, during or after the term of the agreement, disclose any proprietary information or confidential business information of the City, including but not limited to its costs, charges, operating procedures, or methods of doing business to any person, Consultant, corporation, association, or other entity or the general public for any reason or purpose whatsoever, without the prior written consent of the City. Such confidential or proprietary information received by the Consultant shall be used exclusively in connection with the performance of services.

B. The Consultant shall not issue or release for publication any articles, advertising, or publicity matters relating to the services performed by the Consultant hereunder or mentioning or implying the name of the City or its respective personnel without the prior written consent of the City.

IX. Ex-Parte Communications

Consultants and their representatives should not engage in unauthorized communications with elected officials, officers, employees, or agents of the City about this RFP. This requirement also includes any evaluation panel member, except for designated RFP facilitators. This requirement remains in effect until after award notifications have been made.

This restriction does not prohibit consultants and their representatives from making oral statements or presentations to City representatives during a scheduled public meeting.

XX. General Rights of the City

At its discretion, the City reserves the right to:

A. Reject any and/or all proposals for no reason or any reason including, but not limited to, the following:
   1. The proposal is incomplete, non-responsive, obscure, irregular, or lacking necessary detail and specificity.
   2. The Proposer, in the sole judgment of the City, lacks the qualifications, experience, and/or responsibility necessary to provide the services.
   3. The Proposer failed or neglected to complete and submit any information within the time specified by the City and as may be otherwise required herein.

B. Reject any proposal that, in the opinion of the City, is so unbalanced in comparison to other proposals received and/or to the City's internal estimates that it does not accurately reflect the cost to perform;

C. Accept all or any part of a proposal;

D. Make multiple awards;

E. Cancel the entire RFP;

F. Issue subsequent RFPs; or

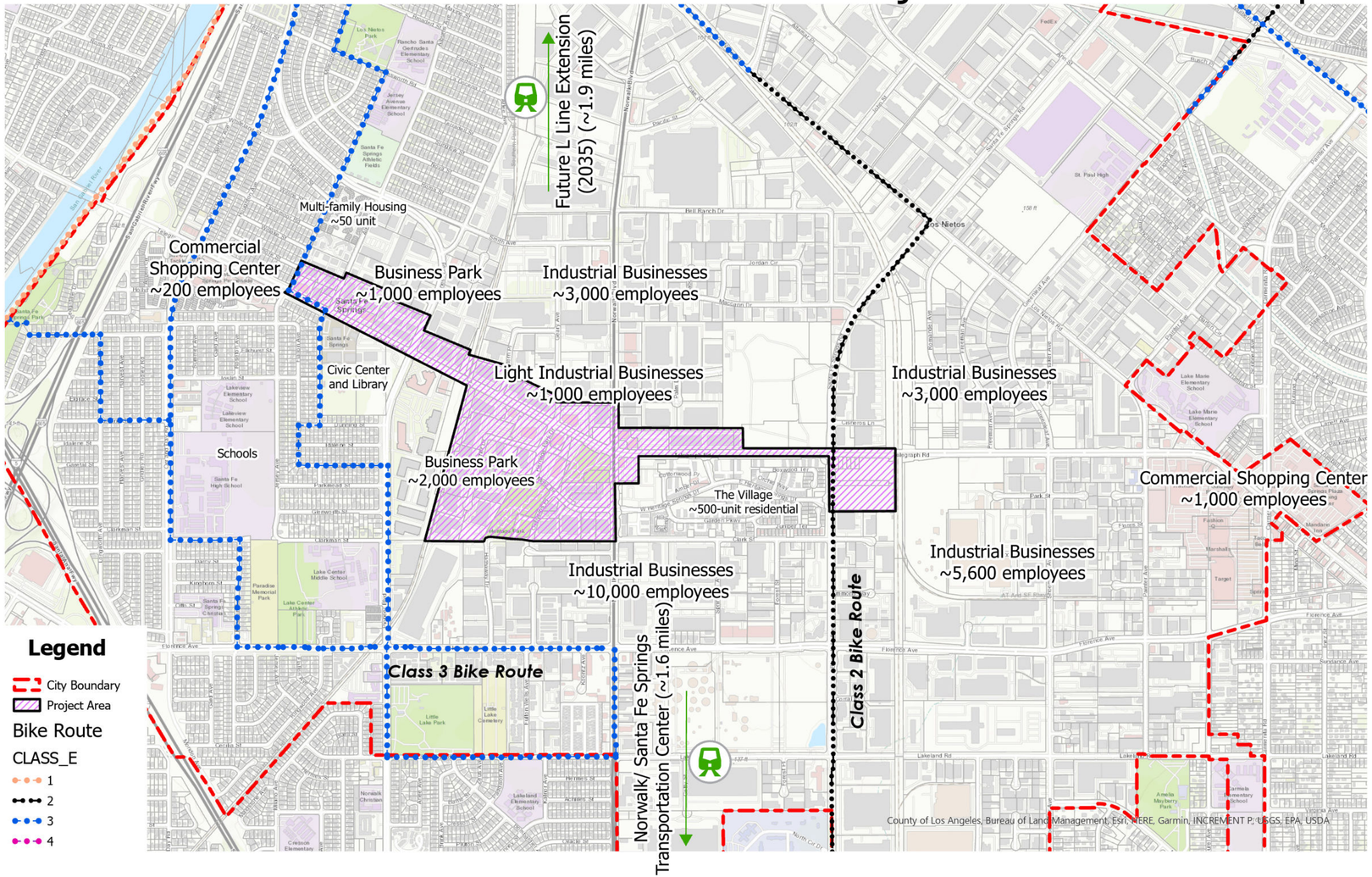
G. Waive any errors or informalities in any proposal to the extent law permits

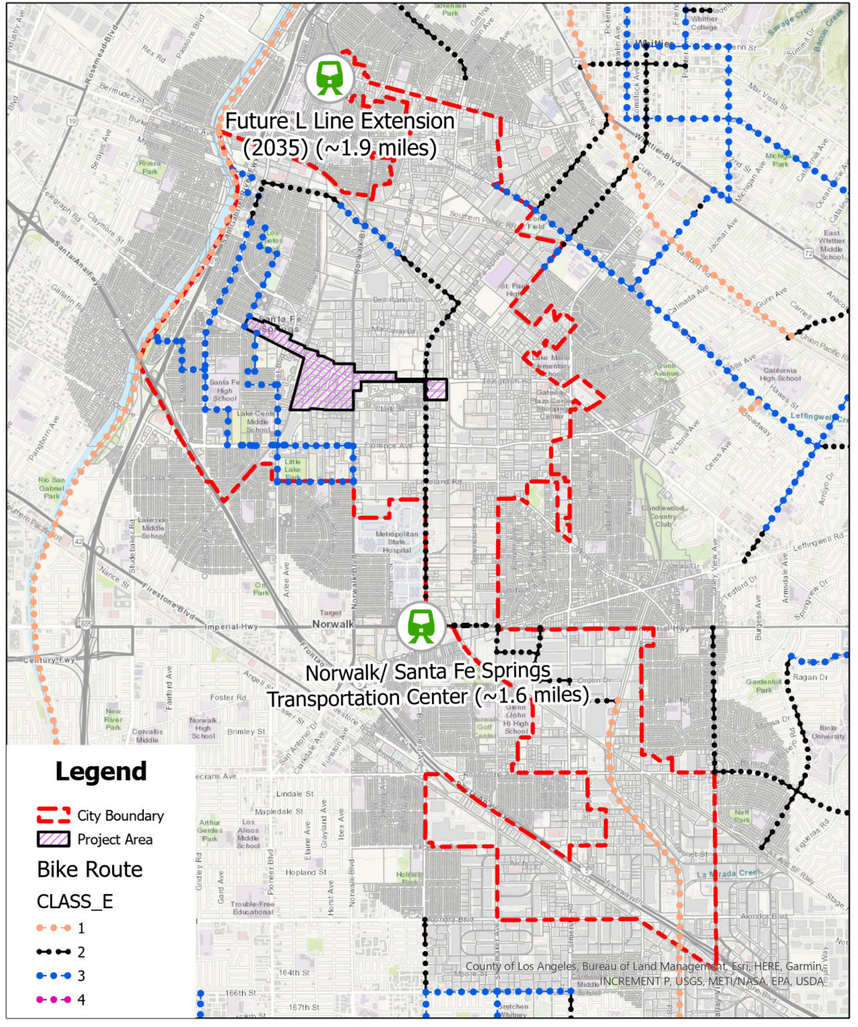
PLEASE REVIEW

Attachment A – References
Attachment B – Sample PSA
Attachment C – Map of Specific Plan Area
Attachment D – Caltrans Approved Scope of Work

Attachment B

Project Area: Santa Fe Springs





ITEM # 27

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

BY: Cuong Nguyen, Director of Community Development

SUBJECT: **ON-CALL PROFESSIONAL ARCHITECTURAL CONSULTING SERVICES – AUTHORIZATION TO ADVERTISE A REQUEST FOR QUALIFICATIONS (RFQ)**

DATE: November 5, 2025

RECOMMENDATION(S):

It is recommended that the City Council:

1) Authorize the Director of Community Development to advertise a Request for Qualifications (RFQ) for On-Call Professional Architectural Consulting Services; and

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

FISCAL IMPACT

There is no fiscal impact associated with issuing this RFQ. Upon vendor selection, City staff will bring this item back for City Council review and approval, including proposed expenditure amounts. Fees for architectural consulting services provided will vary by project. In some cases, costs for pass-through services may be borne by the project applicants.

BACKGROUND

The City frequently requires professional architectural expertise to support the evaluation of public and private development proposals, assist with capital project planning, and ensure consistency with City codes, policies, and community objectives. Retaining qualified firms on an on-call basis provides timely technical support, streamlines project delivery, and maintains high standards for urban design and development review.

ANALYSIS

The purpose of utilizing on-call professional architectural consulting services is to provide the City with timely, expert design and technical support for both public projects, including City facilities and infrastructure, and to provide development proposals, ensuring high-quality, efficiency, and code-compliant development across all projects.

ENVIRONMENTAL

N/A

DISCUSSION

The Community Development Department has prepared the attached RFQ to solicit qualifications from firms to provide on-call architectural consulting services on an as-needed basis. The City intends to retain a limited number of firms for a three (3) year term, with an option to extend for an additional two years. The proposed RFQ seeks qualifications from professional architectural firms to provide on-call services in four primary areas:

1. **Conceptual Site Design Services**
    - Develop preliminary site layouts for City projects.
    - Provide alternative design concepts, visualizations, and comparative analyses.
    - Incorporate sustainability, accessibility, and resilience into planning.
2. **Project Plan Review Services**
    - Review both public projects and private development submittals for compliance with City codes, ordinances, and design guidelines.
    - Evaluate circulation, access, parking, pedestrian/bicycle facilities, and architectural quality.
    - Provide written recommendations and present findings at public meetings, as needed.
3. **Technical Support & Coordination**
    - Collaborate with City staff, outside consultants, and regulatory agencies.
    - Provide cost-conscious, constructable design recommendations.
    - Advise on zoning and regulatory compliance.
4. **Additional Services (as requested)**
    - Assist with updates to City guidelines, zoning regulations, and development standards.
    - Provide peer review of complex or high-profile projects.
    - Support public engagement with graphics, exhibits, and community workshop participation.

This on-call contract gives the City flexibility to request services as needed while ensuring fair and open competition among qualified firms. Selected firm(s) will be engaged through task orders for specific assignments.

The RFQ requires respondents to provide information regarding their qualifications and experience, understanding of work scope, cost of services, and other supportive information. Following submission, staff will compile a short-list of consultants, conduct interviews, and maintain a list of qualified firms for project-based on-call services. Contracts will be awarded based on proposals for each project.

The qualified list of consultants is anticipated to be announced in January 2026, with contracts awarded shortly thereafter.

SUMMARY/NEXT STEPS:

Following City Council approval of the recommended actions, staff will post the RFQ on the City's website and PlanetBids portal and distribute it by email to architectural consulting firms.

ATTACHMENT:

A. RFQ For On-Call Professional Architectural Consulting Services

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

REQUEST FOR QUALIFICATIONS
No. 26 - 4

On-Call Professional Architectural Consulting Services

Issue Date: **Thursday, November 6, 2025**
Questions Due Date: **Thursday, November 20, 2025, at 2 PM Pacific**
Proposal Due Date: **Thursday, December 11, 2025, at 2 PM Pacific**

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TO PROSPECTIVE PROPOSERS

The City of Santa Fe Springs ("City") invites qualified firms to submit proposals in response to this Request for Qualifications ("RFQ"). The City will evaluate responses to this solicitation to determine qualifications. Submissions must adhere to the format and content described. Only proposals that adhere to the requirements will be considered. The information set forth is the minimum required to qualify for consideration. The successful Proposer will be required to enter into a Professional Services Agreement based on the specifications outlined in this RFQ.

DATE OF SOLICITATION

November 6, 2025

PROJECT

On-Call Professional Architectural Consulting Services

PROPOSAL OWNER

City of Santa Fe Springs – Community Development
11710 Telegraph Road
Santa Fe Springs, CA 90670
Attn: Cuong Nguyen
Contact Phone: (562) 868 - 0511
Contact E-Mail: cuongnguyen@santafesprings.gov

PROPOSAL CONTACT

City of Santa Fe Springs – Department of Finance
11710 Telegraph Road
Santa Fe Springs, CA 90670
Attn: Micah Herd, Procurement Manager
Contact Phone: (562) 868 - 0511
Contact E-Mail: micahherd@santafesprings.gov

Any questions about this RFQ should be submitted via the City's PlanetBids Portal by **Thursday, November 20, 2025, at 2 PM Pacific**.

Proposals must be submitted by **Thursday, December 11, 2025, at 2 PM Pacific**.

Prospective proposers must register their business with PlanetBids before being able to submit questions and/or proposals. To access the City's PlanetBids Portal, please go to:

https://vendors.planetbids.com/portal/65093/bo/bo-detail/133971

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I. Notice Inviting Proposals

The City is seeking qualifications from professional architectural firms to provide conceptual site design and project plan review services in support of public and private development projects, as well as City capital initiatives. The selected firm(s) will assist the City with evaluating proposals, preparing site concepts, and ensuring that projects align with applicable regulations, community goals, and best practices in urban design.

Prospective respondents should carefully read information related to this opportunity before submitting qualifications.

To view the complete RFQ package, please visit:

https://vendors.planetbids.com/portal/65093/bo/bo-detail/133971

Prospective Proposers must register with PlanetBids before being able to view all documentation or submit a response.

Questions must be submitted by Thursday, November 20, 2025, at 2 PM Pacific.

*******QUESTIONS MUST BE SUBMITTED VIA PLANETBIDS*******

Qualifications must be submitted via PlanetBids by Thursday, December 11, 2025, at 2 PM Pacific. Responses to this RFQ will be evaluated to determine the most qualified Proposer. Responses must adhere to the format and content described in the RFQ.

The successful proposer will be required to enter into a Professional Services Agreement with the City for the project's duration. Final terms, including compensation and length of the agreement, are subject to City Council approval.

II. About the City of Santa Fe Springs

Santa Fe Springs is located in the southeast of the County of Los Angeles. Though incorporated in May 1957, the City's history dates to 1871 when Dr. James E. Fulton came to the area and discovered a sulfur spring that was later developed into a health spa. Today, the City has approximately 18,800 residents and over 3,000 businesses.

The City provides a full range of municipal services, including police and fire, street maintenance, water utilities, recreational services, public library, and cultural events. Additionally, the City is responsible for two (2) other legally separate entities, which include the Successor Agency to the Redevelopment Agency and the Housing Successor Agency to the Housing Authority.

The City has a vision statement that affirms: "The City of Santa Fe Springs is a great place to live, work and play," with the following mission statement: "The City of Santa Fe Springs is committed to enhancing the quality of life of its residents and businesses by providing: a safe environment, a thriving business community, quality family, youth, and senior services, and sound financial management of the community's resources."

The guiding values are as follows:

- Personal integrity, honesty, and ethics
- Public service
- Compassion
- Responsibility, accessibility, and accountability
- Dedication

III. Timeline

- Release RFQ **Thursday, November 6, 2025**
- Online Q&A Deadline **Thursday, November 20, 2025, at 2 PM PST**
- Deadline to Submit Qualifications **Thursday, December 11, 2025, at 2 PM PST**
- City Review of Submissions **End of December 2025**
- Interviews **TBD (If Necessary)**
- Notifications Sent to Proposers **TBD**
- Award of Contract **TBD**

IV. Scope of Work/Services

The City is seeking qualifications from qualified, professional architectural firms to provide conceptual site design and project plan review services in support of public and private development projects and City capital initiatives. The selected firm(s) will assist the City with evaluating proposals, preparing site concepts, and ensuring that projects align with applicable regulations, community goals, and best practices in urban design.

A. **Conceptual Site Design Services**
   - Develop preliminary site concepts and layouts for City projects, including consideration of building placement, circulation, parking, utilities, stormwater management, landscaping, and pedestrian/bicycle access.
   - Prepare alternative conceptual design options and provide comparative analysis to support decision-making.
   - Evaluate site opportunities and constraints, including environmental, topographical, and infrastructure considerations.
   - Provide visualizations, sketches, or renderings to assist with stakeholder and community engagement.
   - Incorporate sustainability, accessibility, and resilience strategies into conceptual planning.

B. **Project Plan Review Services**
   - Review both public projects and private development proposals, site plans, and architectural submittals for compliance with City codes, ordinances, design guidelines, and comprehensive/master plans.
   - Assess site circulation, access management, parking design, pedestrian and bicycle facilities, and overall site functionality.
   - Evaluate architectural quality, massing, scale, materials, and compatibility with the surrounding context.

- Provide written comments, recommendations, and alternatives to City staff, Planning Commission, and/or City Council.
- Participate in public meetings, workshops, or hearings as needed to present findings or provide technical expertise.

C. **Technical Support & Coordination**
- Collaborate with City Departments on project reviews and site designs.
- Coordinate with outside consultants or regulatory agencies, as directed by the City.
- Provide cost-conscious recommendations to ensure the feasibility and constructability of proposed designs.
- Advise on zoning and regulatory compliance issues related to site development.

D. **Additional Services (as requested)**
- Assist with updates to City design guidelines, zoning regulations, and development standards.
- Provide peer review services for complex or high-profile private development proposals.
- Support public engagement efforts by preparing graphics, exhibits, and participating in community workshops.
- Conduct post-review evaluations and lessons-learned summaries to continuously improve the City's development review process.

V. Qualifications Submittal

Please *see* ***Section VI – Proposal Content and Format*** for specific details regarding the information that needs to be included in your submission. Failure to provide all requested information may be considered “non-responsive” and rejected.

Responses to this RFQ must be submitted electronically via the City’s PlanetBids Portal by the deadline. Any responses transmitted and/or time-stamped after the deadline will not be accepted. Proposers planning to submit responses to this request are highly encouraged to submit all documentation before the deadline to avoid technical difficulties/errors.

VI. Qualifications Content and Format

Proposal Content

Proposers shall prepare a compelling, clear, and concise proposal. The City is requesting qualifications which contain, at a minimum, the following information:

A. **Cover Letter** - A cover letter, not to exceed three pages in length, should summarize key elements of the statement of qualifications. An individual authorized to bind the firm must sign the letter. The letter must stipulate that the consultant fees and hourly rates will be valid for a period of at least one year. Indicate the address and telephone number of the firm’s office located nearest to Santa Fe Springs and the office from where the on-call services will be managed.

B. **Background and Experience** - This section should include a brief statement of your understanding of the City and the scope of services to be provided, in addition to addressing the following items:
    1. Describe the firm's background, business expertise/experiences, specialties, and capabilities to perform the Scope of Services outlined above.
    2. Provide a description of the firm's local, state, and/or regional experience in preparing or reviewing environmental documents.
    3. Describe any characteristics of the firm that would be uniquely relevant in evaluating the experience of the firm's ability to handle various potential environmental projects.
    4. Briefly describe the legal challenges your firm's environmental documents have been subject to and the success rate that the environmental documents prepared by your firm have held up to legal challenges.
    5. Provide a description of the methods, including controls by which your firm manages projects of the type sought by this RFQ, and any other project management or implementation strategies or techniques that your firm intends to employ in carrying out the work.
    6. Detailed description of efforts your firm will undertake to achieve client satisfaction and to satisfy the requirements of the Scope of Services, including the ability to be timely and responsive.

C. **Relevant Experience & Key Personnel** - Please include information describing your experience providing similar services for public agencies. Provide a minimum of three (3) specific examples of relevant experience. At a minimum, the Proposer should provide a list of the most recent projects (i.e., completed within the last five (5) years is preferred, but samples outside of this timeframe will be accepted if relevant) for which the Proposer has performed similar services of similar size, scope, and complexity. Identify key personnel who would be assigned to provide the services described in the Proposal, and the functions to be performed by each. Resumes may also be included in this section.

    Using **Attachment A – References**, please provide details regarding each reference. This should include the name, contact person, address, phone number, and e-mail address of each party for whom the service was provided, as well as a description of the service performed, the dollar amount of the contract, and the date of performance. The City may contact the individual listed at its discretion.

D. **Conflict of Interest Statement** – The Proposer shall disclose any financial, business, or other relationship with the City that may impact the selection process. If the Proposer has no such conflicts, a statement declaring such should be included in their submission.

E. **Cost Proposal** – Cost proposal should include the following:

Total All-Inclusive Not-To-Exceed Maximum Price: The cost proposal should contain all pricing information relative to performing the scope of work as described in this request and identified in the Line-Item list (See “Line-Item” tab in PlanetBids).

The total all-inclusive maximum not-to-exceed price should contain all direct and indirect costs, including all out-of-pocket expenses. Provide a budget for each significant milestone for the entire scope of services. The proposed budget should include all meetings, conference calls, site visits, and deliverables. It should also include a list of anticipated reimbursable expenses with rates charged for each.

Component Costs: Include separate schedules of all fees and expenses for each of the work tasks and deliverables described in this RFQ. These schedules should include hourly rates, the number of hours anticipated for each staff level, and out-of-pocket expenses such as travel and transportation, meals, communications, and duplication costs. The total of these separate schedules should be directly related to the total all-inclusive maximum price.

Rates for Additional Services: If it should become necessary for the City to request the successful Proposer to render additional services to either supplement services requested in this RFQ or to perform any additional work as a result of the specific recommendations included in any report issued, resulting from this engagement, then such additional work shall be performed only if outlined in an addendum to the contract between the City and the Proposer. Unless otherwise noted in the proposal, any such additional work would be performed at the same rates submitted in the dollar cost bid.

Qualifications Format

To facilitate the evaluation process, all responses must adhere to the following format requirements. The City strongly encourages respondents to thoroughly review their proposals prior to submission to ensure they adhere to the requirements. If the proposal is not formatted or does not include all the listed items/sections, it may be deemed non-responsive.

Responses shall not exceed thirty (30) pages when printed on 8-½ -inch by 11-inch paper. The thirty (30) page requirement does not include a cover letter/letter of transmittal, or any items included as additional attachments. Proposals should also include the following:

A. Title Page showing the request for proposals subject; the Proposer's name; the name, address, e-mail, and telephone number of the contact person; and the date of the proposal.

B. Table of Contents identifying the items/section listed in the “Proposal Content” section of this RFP.

C. Detailed proposal following the order set forth in the "Proposal Content" of this RFP.

VII. Evaluation Criteria

The City will establish an evaluation committee to review and rate each proposal. The proposal evaluation process will be conducted using a multi-step method, which will include the following steps:

A. **Preliminary Proposal Review** - The evaluation committee will review each submission to ensure adherence to the minimum/proposal format requirements.

B. **Proposal Evaluation** - In the second part of this process, the evaluation committee will review, and rate proposals based on the following:

1. **Experience of Proposer and Project Personnel (40 points)**
   - Experience, resources, and qualifications of the Proposer and assigned individuals to perform tasks identified in the scope of work.
   - Good reference checks from primary and/or secondary sources.

2. **Proposed Approach & Work Plan (30 points)**
   - Proposer has a clearly defined approach, strategy, and execution plan.
   - The timeline meets the City's requirements.
   - Proposal clearly defines what is required from the City.

3. **Proposed fees for items/services (20 points)**
   - Proposed fees are reasonable.

4. **Responsiveness to RFP (10 points)**
   - Compliance with the required format.
   - Offered new/innovative services, suggestions.

City Staff will present to the City Council the ratings assigned to each proposal by the evaluation committee, together with Staff's recommendations. The City Council exercises discretion and judgment in its award of a contract, which is a legislative act, and shall in no way be bound to follow the evaluation committee's ratings or Staff's recommendations.

Interviews

If necessary, the City may require top-rated proposers to participate in an interview. The City will e-mail proposers selected for the interview to schedule a date and time.

VIII. Qualification Protests

Qualifications Protest Procedures (Before Proposal Opening)

A protest filed before the proposal opening must be filed in writing no later than ten (10) working days before opening. The most common types of protest that might be filed before a proposal opening include those based upon restrictive specifications or alleged improprieties in any solicitation that is apparent before the scheduled proposal opening.

When a protest is filed before a scheduled proposal opening, certain steps must be followed:

A. The protest must be submitted in writing within the specified time frame (no later than ten (10) working days prior to a proposal opening). All protests must be filed with the City's Director of Finance for determination. Protest must be submitted to the Director of Finance by mail or e-mail within the specified time frame. Protests can be sent to:

   Mail:
   Julio Morales
   City of Santa Fe Springs
   Attn: Finance Department
   11710 Telegraph Road
   Santa Fe Springs, CA 90670

   Or

   E-mail:
   juliomorales@santafesprings.gov

B. The protest must contain factual and legal reason(s) and should recommend a proposed remedy. Nevertheless, it should be noted that the City reserves the right not to implement the proposed remedy but to offer alternative solutions where applicable.

C. Where appropriate, the City will hold an informal conference on the merits of a protest with all interested parties allowed to attend. Interested parties may include all proposers, subcontractors, or suppliers, provided they have a substantial economic interest in a portion of the RFP.

D. All potential proposers will be advised of a pending protest.

E. The City shall not open proposals prior to the resolution of the protest unless it is determined that:

   - The items to be procured are urgently required;
   - Delivery or performance will be unduly delayed by failure to make the award promptly; or
   - Failure to make a prompt award will otherwise cause undue harm to the City.

The City will respond in writing within ten (10) business days after receipt of a properly filed protest. The Director of Finance will respond and include a response to each substantive issue raised in the protest.

After the exhaustion of administrative remedies, the protesting party will be given the City's final decision. The Director of Finance has the authority to decide on all protests.

Proposal Protest Procedures (After Proposal Opening/Post Award)
A protest filed after a proposal opening must be filed within three (3) working days after the award. The City will grant the protesting party a fair review and shall have up to ten (10) business days to review the protest and render its decision.

IX. Execution of Agreement

The resulting agreement (see attached sample Attachment B) shall be signed by the successful Proposer and returned within the required insurance within ten (10) business days after the City has provided written notice that the Consultant has been awarded. Failure to execute the agreement and file acceptable insurance documents as provided herein shall cause, at the City's option, for annulment of the award. Please review the insurance requirements and indemnification clause in the attached sample agreement.

Should the successful Proposer decline to execute the agreement, the City can either reject all proposals, accept one of the other proposals, or issue a new solicitation.

X. Insurance Requirements

Any Consultant conducting services for the City of Santa Fe Springs must obtain and maintain insurance at their own expense. Insurance must be held until completion of services and formal acceptance by the City. The following insurance placed with an insurer admitted to write insurance in California or a non-admitted insurer on California's List of Eligible Surplus Lines Insurers (LESL):

A. **Commercial General Liability**

Commercial General Liability (CGL) (equivalent in coverage scope to Insurance Services Office, Inc. Form CG 00 01) shall cover on an "occurrence" basis for bodily injury and property damage, including premise-operations, products-completed, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury, and advertising injury with limits no less than $2,000,000 per occurrence. If a general aggregate limit applies, the limit shall be twice the required occurrence limit.

If requested, the "City of Santa Fe Springs, its officials, employees, and agents" must be separately endorsed to the policy as additional insureds on an endorsement equivalent to the Insurance Services Office, Inc. Form CG 20 10 11 85 of CG 20 26 1185.

B. **Business Automobile Liability**

For owned vehicles, hired, and non-owned vehicles, Insurance Services Office Form CA 00 01 covering, Code 1 (any auto), or if Consultant has not owned autos, Code 8

(hired) and 9 (non-owned) with limit no less than $1,000,000 per accident for bodily injury and property damage.

If an automobile is not necessary to perform services, the Consultant must submit a written request for a waiver of this requirement.

C. **Professional Liability or Errors and Omissions**

Depending on the work or services to be performed, professional liability or errors and omissions liability insurance may be required. The City will require the Consultant to provide professional liability or errors and omissions liability insurance in an amount not less than $2,000,000 per occurrence or claim. Architects' and engineers' coverage shall be endorsed to include contractual liability.

D. **Workers' Compensation and Employer's Liability**

Workers' Compensation as required by the California Labor Code and Employer's Liability in an amount not less than $1,000,000 per accident for bodily injury or disease.

E. **Cyber Liability Insurance (if applicable)**

With limits not less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Consultant in this agreement and shall include, but not be limited to, claims involving security breach, system failure, data recovery, business interruption, cyber extortion, social engineering, infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, and alteration of electronic information. The policy shall provide coverage for breach response costs, regulatory fines and penalties as well as credit monitoring expenses.

F. **Technology Professional Liability Errors & Omissions (if applicable)**

Coverage must be appropriate to Consultant's profession and work hereunder, with limits not less than $2,000,000 per occurrence. Coverage shall be sufficiently broad to respond to the duties and obligations undertaken by Consultant shall include, but not be limited to, claims involving security breach, system failure, data recovery, business interruption, cyber extortion, social engineering, infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, and alteration of electronic information. The policy shall provide coverage for breach response costs, regulatory fines and penalties as well as credit monitoring expenses.

The policy shall include, or be endorsed to include, property damage liability coverage for damage to, alteration of, loss of, or destruction of electronic data and/or information "property" of the City in the care, custody, or control of Consultant. If not covered under Consultant's liability policy, such "property" coverage of City may be endorsed onto Consultant's Cyber Liability Policy as covered property.

Required insurance documentation

A. **Certificate of Insurance**

The Certificate Holder must be listed as follows:
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Attn: Risk Management

B. **Endorsements (if requested)**

In addition to the Certificate of Insurance, the Consultant must provide the following endorsements:

1. **Additional insured endorsements to the general liability and auto liability insurance policies.** The "City of Santa Fe Springs, its officials, employees, and agents" must be endorsed to the Consultant's general liability policy as well as the auto liability policy as additional insureds on an endorsement equivalent to ISO forms CG 20 10 11 85 or CG 20 26 11 85.

2. **Cancellation notice endorsements.** Each policy must be endorsed to certify that it will not be cancelled or non-renewed by either party or reduced in coverage or limits (except by paid claims) unless the insurer has provided the City with thirty (30) days prior written notice of cancellation (ten (10) days for cancellation due to nonpayment of premium is acceptable).

3. **Primary, non-contributory coverage endorsements.** The general liability and professional liability (if required) policies must be endorsed to provide that each policy shall apply on a primary, non-contributing basis with any insurance or self-insurance, primary or excess, maintained by or available to the City or its officials, employees and agents.

C. **Waiver and Modifications of the Insurance Requirements**
The City has the authority to modify these insurance requirements at any time at its discretion.

In general, any contract deemed sole source, professional/professional services, involve the disclosure of proprietary information, and/or a public works project, may require revisions to the City's standard insurance requirements. Any revisions to

the insurance requirements will be identified within the associated service contract terms and conditions.

Consultants may request a waiver or modification of these insurance requirements. Waiver or modification requests must be submitted in writing. The request should state the specific insurance requirement that is being considered for waiver or modification and provide a brief explanation for the request. Requests will be reviewed on a case-by-case basis, and the decision will ultimately depend on the scope of services. The final decision to approve or deny a request will be at the City's legal authority or an authorized designee's discretion.

XI. Business License Requirements

Consultants that conduct business within city limits may be required to obtain City of Santa Fe Springs business license if selected. The business license must be acquired before commencing any work. Additional information regarding the City's Business License program may be obtained by visiting the City's website at:

https://www.santafesprings.org/business/opening_a_business/new_application.php

Or by calling the City of Santa Fe Springs Business Support Center at (562) 264 - 5219.

XII. Use of Federal Funds

The City may elect to use funding from Federal sources for a portion of or all expenses related to this project. The United States Federal Government requires purchases of items and services to meet specific standards when using Federal funds, including grants, cooperative agreements, contracts, and Federal funds "passed-through" to the City from a non-Federal entity (i.e., sub-recipient agreements). These requirements are codified under the Code of Federal Regulation's (CFR) Title 2, Subtitle A, Chapter II, Part 200 (also referred to as "2 CFR 200" or "Uniform Guidance") and the Federal Acquisition Regulations (FAR), as applicable.

The following standards apply to all purchases of items and services using Federal funds:

- Transactions shall be conducted lawfully and ethically.
- Unnecessary/duplicative purchases are not permitted.
- Utilizing a vendor or supplier on the U.S. Federal Government's Debarred and Suspended List (available at SAM.gov) is prohibited.
- All individuals involved in the expenditure of federal monies must avoid any actual or apparent conflict of interest.
- Procurement transactions must be conducted in a manner providing full and open competition.
- Opportunities should be provided to minority businesses, women's business enterprises, and labor surplus area firms when possible.
- Contracts and purchase orders should include the contract provisions required by 2 CFR 200 Appendix A.

- Purchases of goods and services must include documentation detailing the procurement history.

XIII. Non-Commitment of City

While the City intends to select a Consultant through this process, this intention is subject to change at any time during the process. The City does not commit to awarding an agreement, paying any costs incurred in preparing the proposal for this request, and/or procuring or contracting any items or services.

XIV. Labor Requirements

A. **Background:** All personnel engaged in the performance of this work shall be employees of the Consultant and, as such, shall be warranted to possess sufficient experience and reliability to perform this work.

B. **Health:** All personnel engaged in the performance of this work shall be in good health and free of contagious diseases. The Consultant shall not allow any person(s) under the influence of alcohol or drugs on the premises or in the building. Neither shall the Consultant allow the use of or presence of alcohol or drugs on the premises or in the building.

C. **Non-Discrimination:** The Consultant shall not engage in discrimination in the employment of persons because of race, color, national origin, ancestry, mental/physical disabilities, sex, or religion of such persons.

D. **Conduct:** No person(s) shall be employed for this work that is found to be incompetent, disorderly, and troublesome, under the influence of alcohol and drugs, which fails or otherwise refuses to perform the work properly and acceptably or is otherwise objectionable. Any person found to be objectionable shall be discharged immediately and not re-employed for this work.

E. **Age:** The Consultant will only hire individuals who are of legal age to work.

XV. Records

The Consultant agrees to permit the City Manager or designee access to records, reports, files, and other papers or property of the Consultant to audit any performance aspect under this agreement.

XVI. Use of Subcontractors

The Consultant shall be responsible for all work performed under the final agreement and shall keep all work under their control. No portion of the work may be subcontracted without the prior written consent of the City. All subcontractors used on this work shall be 18 and be under the direct supervision of the Consultant and shall be considered as their employees. Any approved subcontractors must provide insurance indemnifying the City with limits at or exceeding the limits of the primary's insurance.

XVII. Modifications/Changes

Changes in the areas serviced and/or specifications may be necessary during the agreement term. Changes in the agreement requirements and corresponding changes in compensation may be implemented upon mutual understanding between the City and the Consultant. These changes will be processed by the City Manager.

XVIII. Disclosure of Information

A. The Consultant agrees that it will not, during or after the term of the agreement, disclose any proprietary information or confidential business information of the City, including but not limited to its costs, charges, operating procedures, or methods of doing business to any person, Consultant, corporation, association, or other entity or the general public for any reason or purpose whatsoever, without the prior written consent of the City. Such confidential or proprietary information received by the Consultant shall be used exclusively in connection with the performance of services.

B. The Consultant shall not issue or release for publication any articles, advertising, or publicity matters relating to the services performed by the Consultant hereunder or mentioning or implying the name of the City or its respective personnel without the prior written consent of the City.

XIX. Ex-Parte Communications

Consultants and their representatives should not engage in unauthorized communications with elected officials, officers, employees, or agents of the City about this RFP. This requirement also includes any evaluation panel member, except for designated RFP facilitators. This requirement remains in effect until after award notifications have been made.

This restriction does not prohibit consultants and their representatives from making oral statements or presentations to City representatives during a scheduled public meeting.

XX. General Rights of the City

At its discretion, the City reserves the right to:

A. Reject any and/or all proposals for no reason or any reason including, but not limited to, the following:

1. The proposal is incomplete, non-responsive, obscure, irregular, or lacking necessary detail and specificity.
2. The Proposer, in the sole judgment of the City, lacks the qualifications, experience, and/or responsibility necessary to provide the services.
3. The Proposer failed or neglected to complete and submit any information within the time specified by the City and as may be otherwise required herein.

B. Reject any proposal that, in the opinion of the City, is so unbalanced in comparison to other proposals received and/or to the City's internal estimates that it does not accurately reflect the cost to perform;

C. Accept all or any part of a proposal;

D. Make multiple awards;

E. Cancel the entire RFQ;

F. Issue subsequent RFQs; or

G. Waive any errors or informalities in any proposal to the extent law permits

PLEASE REVIEW

Attachment A – References
Attachment B – Sample PSA

ITEM # 28

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

BY: Cuong Nguyen, Director of Community Development

SUBJECT: **AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH GILBERT A. LIVAS**

DATE: November 5, 2025

RECOMMENDATION

It is recommended that the City Council take the following actions:

1) Authorize the City Manager to execute Amendment No. 1 to the professional services agreement (PSA) with Gilbert A. Livas to modify the compensation structure from an hourly rate to a monthly retainer of $7,500; and
2) Extend the term of the existing agreement by three (3) years, through January 1, 2029; and
3) Authorize the City Manager to take any additional, related action(s) that may be desirable.

FISCAL IMPACTS

Under the proposed amendment, compensation for services provided by Mr. Livas will be based on a fixed monthly retainer of $7,500, This structure replaces the existing hourly compensation established in the original PSA dated December 19, 2024.

Sufficient funds are available within the adopted Community Development Department budget (Account No.: 10103199; Object No. 542050) to accommodate the revised compensation terms.

BACKGROUND

On December 19, 2024, the City entered into a PSA with Gilbert A. Livas for economic development consulting services and project support. The agreement was approved by the City Manager under the authority granted in Section 34.21(B) of the Santa Fe Springs

Municipal Code and established a not-to-exceed amount of $50,000 through January 1, 2026, with an optional one-year extension.

Under the existing PSA, Mr. Livas has provided consulting support on strategic economic development initiatives, including value capture feasibility analysis, redevelopment strategy assessment, and project-specific advisory services. His work has contributed to advancing the City's understanding of potential revenue-generating mechanisms and redevelopment opportunities aligned with community development goals.

Mr. Livas' extensive municipal management experience and familiarity with Santa Fe Springs' operations have been instrumental in assisting staff with complex development-related evaluations and interagency coordination efforts.

ENVIRONMENTAL

N/A

DISCUSSION

Given the ongoing and evolving nature of the City's economic development and community revitalization initiatives, staff recommends modifying the existing PSA to transition to a monthly retainer model. The proposed structure of $7,500 per month will provide the City with predictable and flexible access to Mr. Livas' services, allowing him to assist as needed on multiple concurrent efforts without the administrative limitations of an hourly billing approach.

In addition, staff recommends extending the term of the PSA by three (3) years, through January 1, 2029, to ensure continuity of advisory services and support through various long-term planning and economic development projects expected to unfold over the next several years.

The scope of services will remain consistent with the original agreement, focusing on:

- Economic development strategy and implementation support;
- Value capture and redevelopment feasibility analysis;
- Intergovernmental and stakeholder coordination; and
- Advisory input on community and development-related initiatives.

All other terms and conditions of the original PSA will remain in full force and effect.

SUMMARY/NEXT STEPS

Approval of Amendment No. 1 will formalize the new monthly retainer structure and extend the agreement term through January 1, 2029. Upon City Council approval, the City Manager will execute the Amendment, and staff will continue to work with Mr. Livas

to provide ongoing strategic support for the City's community and economic development programs.

ATTACHMENTS

A. Amendment No. 1 to Professional Services Agreement with Gilbert A. Livas

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A

2025
FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT
FOR ECONOMIC DEVELOPMENT CONSULTING SERVICES AND PROJECT SUPPORT
(Parties: Gilbert A. Livas and City of Santa Fe Springs)

THIS FIRST AMENDMENT ("First Amendment") to that certain agreement entitled, "Professional Services Agreement: Economic Development Consulting Services and Project Support" and dated as of December 19, 2024, by and between Gilbert A. Livas ("CONSULTANT") and the City of Santa Fe Springs ("CITY") is made and entered into this 5th day of November 2025 (hereinafter "Effective Date"). For the purposes of this First Amendment, the capitalized term "Party" may refer to either CITY or CONSULTANT, interchangeably as appropriate, or collectively, as the "Parties."

RECITALS

This First Amendment is made and entered into with respect to the following facts:

WHEREAS, on December 19, 2024, the CITY and CONSULTANT entered into an agreement to provide consulting support on strategic economic development initiatives ("Agreement"); and

WHEREAS, the Agreement is attached and incorporated hereto as **Exhibit "A"**; and

WHEREAS, the Parties desire to amend the Agreement to transition to a monthly retainer model and extend the term of the Agreement by three (3) years.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

SECTION 1. Section 1.2 (TERM) of the Agreement is hereby repealed in its entirety and replaced with the following:

> *This Agreement shall have a term commencing from the Effective Date through January 1, 2029 (hereinafter, the "Term"). Nothing in this Section shall operate to prohibit or otherwise restrict the CITY's ability to terminate this Agreement at any time for convenience or for cause as provided under Article V (Termination), below. The Term may be extended for one (1) year at the sole option of the CITY. CITY will provide CONSULTANT with written notice of CITY's intent to exercise CITY's option to extend the Term of the Agreement no less than thirty (30) days prior to the expiration of the Term or any prior extension term. CONSULTANT shall provide written acceptance of the extension within ten (10) days. In the event CITY exercises its option to extend this Agreement, all terms, conditions, and provisions of this Agreement shall remain in effect and govern the duties, responsibilities, and liabilities of the parties hereto.*

SECTION 2. Section 1.5 (COMPENSATION) of the Agreement is hereby repealed in its entirety and replaced with the following:

> *CITY shall compensate CONSULTANT for all Services performance in accordance with the Scope of Services as a monthly retainer in the amount of seventy five hundred dollars and no cents ($7,500.00) (hereinafter, the "COMPENSATION RATE").*

SECTION 3. Except as otherwise set forth in this First Amendment, the Agreement, as amended, all terms, conditions, and provisions of the Agreement shall remain binding, controlling and in full force and effect. The provisions of this First Amendment shall be deemed a part of the Agreement, as amended. Except as otherwise provided under this First Amendment, the Agreement, as amended, and all provisions contained herein, shall remain binding and enforceable. In the event of any conflict or inconsistency between the provisions of this First Amendment and the provisions of the Agreement, the provisions of this First Amendment shall govern and control, but only so far as such provisions conflict with the Agreement, as amended, and no further.

IN WITNESS WHEREOF, the parties hereto have set their hand by their duly authorized representatives as of the day and year first above written.

CITY OF SANTA FE SPRINGS	CONSULTANT
_____	_____
William K Rounds, Mayor	Gilber A Livas, a sole proprietor
Date: _____	Date: _____

ATTEST :

_____
Fernando Munoz, City Clerk

APPROVED AS TO FORM:

_____
Rick Olivarez, City Attorney

ATTACHMENT A

EXHIBIT “A”
Professional Services Agreement: Economic Development Consulting Services and Project Support

[Attached Behind This Page]

Docusign Envelope ID: DA39EA54-7E98-44EE-B56A-99524224EF51

2024
PROFESSIONAL SERVICES AGREEMENT
(Engagement: Economic Development Consulting Services and Project Support)
(Parties: Gilbert A. Livas and City of Santa Fe Springs)

THIS PROFESSIONAL SERVICES AGREEMENT (hereinafter, "Agreement") is made and entered into this 19th day of December 2024 (hereinafter, the "Effective Date") by and between the CITY OF SANTA FE SPRINGS, a municipal corporation (hereinafter, "CITY") and GILBERT A. LIVAS (hereinafter, "CONSULTANT"). For the purposes of this Agreement, CITY and CONSULTANT may be referred to collectively by the capitalized term "Parties." The capitalized term "Party" may refer to CITY or CONSULTANT interchangeably, as appropriate.

RECITALS

WHEREAS, CITY requires Economic Development consulting services and project support; and

WHEREAS, CITY staff has determined that CONSULTANT possesses the experience, skills and training necessary to competently provide such services to CITY; and

WHEREAS, this Agreement was approved by the City Manager pursuant to his authority under Section 34.21(B) of the Santa Fe Springs Municipal Code.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, CITY and CONSULTANT agree as follows:

I.
ENGAGEMENT TERMS

1.1 INCORPORATION OF RECITALS: The Recitals stated above are true and correct and are hereby incorporated into this Agreement, in full, herein.

1.2 TERM: This Agreement shall have a term commencing from the Effective Date through **January 1, 2026** (hereinafter, the "Term"). Nothing in this Section shall operate to prohibit or otherwise restrict the CITY's ability to terminate this Agreement at any time for convenience or for cause as provided under Article V (Termination), below. The Term may be extended for one (1) year at the sole option of the CITY. CITY will provide CONSULTANT with written notice of CITY's intent to exercise CITY's option to extend the term of the Agreement no less than thirty (30) days prior to the expiration of the Term or any prior extension term. CONSULTANT shall provide written acceptance of the extension within ten (10) days. In the event CITY exercises its option to extend this Agreement, all terms, conditions, and provisions of this Agreement shall remain in effect and govern the duties, responsibilities, and liabilities of the parties hereto.

Docusign Envelope ID: DA39EA54-7E98-44EE-B56A-99524224EF51

1.3 SCOPE OF SERVICES: Subject to the terms and conditions of this Agreement, CONSULTANT agrees to provide the services and tasks described in that certain written proposal of CONSULTANT entitled "Development Advisory Services" and dated November 29, 2024 (hereinafter, the "CONSULTANT Proposal"). The CONSULTANT Proposal is attached and incorporated hereto as **Exhibit "A"**. The term "Scope of Services" shall be a reference to the CONSULTANT Proposal. The capitalized term "Services" shall be a collective reference to all the various services and tasks referenced in the Scope of Services. CONSULTANT agrees to furnish to CITY all labor, materials, tools, supplies, equipment, services, tasks, and incidental and customary work necessary to competently perform and timely complete the services and tasks set forth in the Scope of Services. In the event of any conflict or inconsistency between the provisions of the Scope of Services and the provisions of this Agreement to which the Scope of Services is attached, the provisions of this Agreement shall govern and control.

CONSULTANT shall perform the Services contemplated under this Agreement on an on-call, as-needed basis. Nothing in this Agreement shall be construed to grant CONSULTANT the exclusive right to perform any of the types of services or tasks contemplated under this Agreement nor shall anything in this Agreement be construed to entitle CONSULTANT to the receipt of any sums under this Agreement.

A. CONSULTANT shall perform all assigned Services continuously and with due diligence so as to complete all assigned Services. CONSULTANT shall cooperate with CITY and in no manner interfere with the work of CITY, its employees or other consultants, contractors, or agents;

B. CONSULTANT shall not claim or be entitled to receive any compensation or damage because of the failure of CONSULTANT, or its subconsultants, to have related services or tasks completed in a timely manner;

C. CONSULTANT shall at all times enforce strict discipline and good order among CONSULTANT's employees; and

D. CONSULTANT, at its sole expense, shall pay all sales, consumer, use or other similar taxes required by law.

1.4 COMPENSATION: CITY shall compensate CONSULTANT for all Services performed in accordance with the Scope of Services, attached and incorporated hereto as **Exhibit "A"** (hereinafter, the "COMPENSATION RATE"). The foregoing notwithstanding, CONSULTANT's total compensation for the performance of all Services contemplated under this Agreement, may not exceed the aggregate sum of **FIFTY THOUSAND DOLLARS ($50,000)** (hereinafter, the "Not-to-Exceed Sum") during the Term of this Agreement, unless such added expenditure is first approved by the City Council. In the event CONSULTANT's charges are projected to exceed the Aggregate Not-to-Exceed Sum prior to the expiration of this Agreement, CITY may suspend CONSULTANT's performance pending CITY

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approval of any anticipated expenditures in excess of the Aggregate Not-to-Exceed Sum or any other CITY approved amendment to the compensation terms of this Agreement.

1.5 PAYMENT OF COMPENSATION: Following the conclusion of each calendar month, CONSULTANT will submit to CITY an itemized invoice indicating the services performed and tasks completed during the recently concluded calendar month, including services and tasks performed and any reimbursable out-of-pocket expenses incurred. If the amount of CONSULTANT's monthly compensation is a function of hours worked by CONSULTANT's personnel, the invoice should indicate the number of hours worked in the recently concluded calendar month, the person(s) responsible for performing the Services, the rate of compensation at which such services and tasks were performed, the subtotal for each task and service performed and a grand total for all services performed. Within thirty (30) calendar days of receipt of each invoice, CITY will notify CONSULTANT in writing of any disputed amounts included in the invoice. Within forty-five (45) calendar days of receipt of each invoice, CITY will pay all undisputed amounts included on the invoice. CITY will not withhold applicable taxes or other authorized deductions from payments made to CONSULTANT.

1.6 ACCOUNTING RECORDS: CONSULTANT will maintain complete and accurate records with respect to all matters covered under this Agreement for a period of three (3) years after the expiration or termination of this Agreement. CITY will have the right to access and examine such records, without charge, during normal business hours. CITY will further have the right to audit such records, to make transcripts therefrom and to inspect all program data, documents, proceedings, and activities.

1.7 ABANDONMENT BY CONSULTANT: In the event CONSULTANT ceases to perform the Services agreed to under this Agreement or otherwise abandons the undertaking contemplated herein prior to the expiration of this Agreement or prior to completion of any or all tasks set forth in the Scope of Services, CONSULTANT will deliver to CITY immediately and without delay, all materials, records, and other work product prepared or obtained by CONSULTANT in the performance of this Agreement. Furthermore, CONSULTANT will only be compensated for the reasonable value of the Services performed up to the time of cessation or abandonment, less a deduction for any damages, costs, or additional expenses which CITY may incur as a result of CONSULTANT's cessation or abandonment.

II.
PERFORMANCE OF AGREEMENT

2.1 CITY'S REPRESENTATIVE: The CITY hereby designates **René Bobadilla, City Manager** (hereinafter, the "City Representative") to act as its representative for the performance of this Agreement. The City Representative or the City Representative's designee will act on behalf of the CITY for all purposes under this Agreement. CONSULTANT will not accept directions or orders from any person other than the City Representative or the City Representative's designee.

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2.2 CONSULTANT REPRESENTATIVE: CONSULTANT hereby designates **Gilbert A. Livas** to act as its representative for the performance of this Agreement (hereinafter, "Consultant Representative"). Consultant Representative will have full authority to represent and act on behalf of the CONSULTANT for all purposes under this Agreement. Consultant Representative or the Consultant Representative's designee will supervise and direct the performance of the Services, using his/her best skill and attention, and will be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all Services under this Agreement. Notice to the Consultant Representative will constitute notice to CONSULTANT.

2.3 COORDINATION OF SERVICE; CONFORMANCE WITH REQUIREMENTS: CONSULTANT agrees to work closely with CITY staff in the performance of the Services and this Agreement and will be available to CITY staff and the CITY Representative at all reasonable times. All work prepared by CONSULTANT will be subject to inspection and approval by City Representative or his or her designees.

2.4 STANDARD OF CARE; PERFORMANCE OF EMPLOYEES: CONSULTANT represents, acknowledges, and agrees to the following:

A. CONSULTANT will perform all Services skillfully, consistent with and adhering to its professional standard of care, that is, the degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality;

B. CONSULTANT shall at all times employ such force, plant, materials, and tools as will be sufficient in the opinion of the CITY to perform the Services within the time limits established, and as provided herein. It is understood and agreed that said tools, equipment, apparatus, facilities, labor, and material shall be furnished and said Services performed and completed as required by the Agreement, and subject to the approval of the CITY's authorized representative;

C. CONSULTANT will perform all Services in a manner reasonably satisfactory to the CITY;

D. CONSULTANT will comply with all applicable federal, state, and local laws and regulations, including the conflict of interest provisions of Government Code §1090 and the Political Reform Act (Government Code §§81000 *et seq.*) CONSULTANT shall be liable for all violations of such laws and regulations in connection with CONSULTANT's performance of the Services. If CONSULTANT performs any work knowing it to be contrary to such laws, rules and regulations, CONSULTANT shall be solely responsible for all costs arising therefrom;

E. CONSULTANT understands the nature and scope of the Services to be performed under this Agreement as well as any and all schedules of performance;

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F. All of CONSULTANT's employees and agents possess sufficient skill, knowledge, training, and experience to perform those services and tasks assigned to them by CONSULTANT; and

G. All of CONSULTANT's employees and agents (including, but not limited to, subcontractors and subconsultants) possess all licenses, permits, certificates, qualifications, and approvals of whatever nature that are legally required to perform the tasks and services contemplated under this Agreement and all such licenses, permits, certificates, qualifications, and approvals will be maintained throughout the term of this Agreement and made available to CITY for copying and inspection.

The Parties acknowledge and agree that CONSULTANT will perform, at CONSULTANT's own cost and expense and without any reimbursement from CITY, any services necessary to correct any errors or omissions caused by CONSULTANT's failure to comply with the standard of care set forth under this Section or by any like failure on the part of CONSULTANT's employees, agents, contractors, subcontractors and subconsultants. Such effort by CONSULTANT to correct any errors or omissions will be commenced immediately upon their discovery by either Party and, notwithstanding Section 5.2(B), will be completed within seven (7) calendars days from the date of discovery or such other extended period of time authorized by the City Representative in writing and in her sole and absolute discretion. The Parties acknowledge and agree that CITY's acceptance of any work performed by CONSULTANT or on CONSULTANT's behalf will not constitute a release of any deficiency or delay in performance. The Parties further acknowledge, understand, and agree that CITY has relied upon the foregoing representations of CONSULTANT, including but not limited to the representation that CONSULTANT possesses the skills, training, knowledge, and experience necessary to perform the Services under the standard of care as articulated under section 2.4(A).

2.5 ASSIGNMENT: The skills, training, knowledge, and experience of CONSULTANT are material to CITY's willingness to enter into this Agreement. Accordingly, CITY has an interest in the qualifications and capabilities of the person(s) who will perform the services and tasks to be undertaken by CONSULTANT or on behalf of CONSULTANT in the performance of this Agreement. In recognition of this interest, CONSULTANT agrees that it will not assign or transfer, either directly or indirectly or by operation of law, this Agreement, or the performance of any of CONSULTANT's duties or obligations under this Agreement, without the prior written consent of the CITY. In the absence of CITY's prior written consent, any attempted assignment or transfer will be ineffective, null and void and will constitute a material breach of this Agreement.

2.6 CONTROL AND PAYMENT OF SUBORDINATES; INDEPENDENT CONTRACTOR: The Services will be performed by CONSULTANT or under CONSULTANT's strict supervision. CONSULTANT will determine the means, methods, and details of performing the Services subject to the requirements of this Agreement. CITY retains CONSULTANT on an independent contractor basis and

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not as an employee. CONSULTANT reserves the right to perform similar or different services for other principals during the term of this Agreement, provided such work does not unduly interfere with CONSULTANT's competent and timely performance of the Services contemplated under this Agreement and provided the performance of such services does not result in the unauthorized disclosure of CITY's confidential or proprietary information. Any additional personnel performing the Services under this Agreement on behalf of CONSULTANT are not employees of CITY and will at all times be under CONSULTANT's exclusive direction and control. CONSULTANT will pay all wages, salaries and other amounts due such personnel and will assume responsibility for all benefits, payroll taxes, Social Security and Medicare payments and the like. CONSULTANT will be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: Social Security taxes, income tax withholding, unemployment insurance, disability insurance, workers' compensation insurance and the like. Notwithstanding any other CITY, state, or federal policy, rule, regulation, law, or ordinance to the contrary, CONSULTANT and any of its employees, agents, and subcontractors performing the Services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by CITY, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of CITY and entitlement to any contribution to be paid by CITY for employer contributions and/or employee contributions for PERS benefits.

2.7 REMOVAL OF EMPLOYEES OR AGENTS: If any of CONSULTANT's officers, employees, agents, contractors, subcontractors or subconsultants is determined by the City Representative to be uncooperative, incompetent, a threat to the adequate or timely performance of the tasks assigned to CONSULTANT, a threat to persons or property, or if any of CONSULTANT's officers, employees, agents, contractors, subcontractors or subconsultants fail or refuse to perform the Services in a manner acceptable to the CITY, such officer, employee, agent, contractor, subcontractor or subconsultant will be promptly removed by CONSULTANT and will not be reassigned to perform any of the Services.

2.8 COMPLIANCE WITH LAWS: CONSULTANT will keep itself informed of and in compliance with all applicable federal, state, or local laws to the extent such laws control or otherwise govern the performance of the Services. CONSULTANT's compliance with applicable laws will include, without limitation, compliance with all applicable Cal/OSHA requirements and applicable regulations of the U.S. Department of Housing and Urbanization.

2.9 NON-DISCRIMINATION: CONSULTANT represents that it is an equal opportunity employer, and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex, or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, or termination.

2.10 INDEPENDENT CONTRACTOR STATUS: The Parties acknowledge, understand,

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and agree that CONSULTANT and all persons retained or employed by CONSULTANT are, and will at all times remain, wholly independent contractors and are not officials, officers, employees, departments, or subdivisions of CITY. CONSULTANT will be solely responsible for the negligent acts and/or omissions of its employees, agents, contractors, subcontractors and subconsultants. CONSULTANT and all persons retained or employed by CONSULTANT will have no authority, express or implied, to bind CITY in any manner, nor to incur any obligation, debt, or liability of any kind on behalf of, or against, CITY, whether by contract or otherwise, unless such authority is expressly conferred to CONSULTANT under this Agreement or is otherwise expressly conferred by CITY in writing.

III.
INSURANCE

3.1 DUTY TO PROCURE AND MAINTAIN INSURANCE: Before performing any Services contemplated under this Agreement, CONSULTANT will procure and maintain policies of insurance that meet the requirements and specifications set forth under this Article. CONSULTANT will procure and maintain the following insurance coverage, at its own expense:

A. Commercial General Liability Insurance: CONSULTANT will procure and maintain Commercial General Liability Insurance ("CGL Coverage") as broad as Insurance Services Office Commercial General Liability coverage (occurrence Form CG 0001) or its equivalent. Such CGL Coverage will have minimum limits of no less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) in the general aggregate for bodily injury, personal injury, property damage, operations, products and completed operations, and contractual liability.

B. Automobile Liability Insurance: For any owned, non-owned, or hired vehicles used in connection with the performance of this Agreement, CONSULTANT will procure and maintain Automobile Liability Insurance as broad as Insurance Services Office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto). Such Automobile Liability Insurance will have minimum limits of no less than Two Million Dollars ($2,000,000.00) per accident for bodily injury and property damage.

C.

3.2 ADDITIONAL INSURED REQUIREMENTS: The CGL Coverage and the Automobile Liability Insurance will contain an endorsement naming the CITY and CITY's elected and appointed officials, officers, employees, agents, and volunteers as additional insureds.

3.3 REQUIRED CARRIER RATING: All varieties of insurance required under this Agreement will be procured from insurers admitted in the State of California and authorized to issue policies directly to California insureds. Except as otherwise provided elsewhere under this Article, all required insurance will be procured from

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insurers who, according to the latest edition of the Best's Insurance Guide, have an A.M. Best's rating of no less than A:VII. CITY may also accept policies procured by insurance carriers with a Standard & Poor's rating of no less than BBB according to the latest published edition the Standard & Poor's rating guide. The CITY Representative is authorized to authorize lower ratings than those set forth in this Section.

3.4 PRIMACY OF CONSULTANT'S INSURANCE: All policies of insurance provided by CONSULTANT will be primary to any coverage available to CITY or CITY's elected or appointed officials, officers, employees, agents, or volunteers. Any insurance or self-insurance maintained by CITY or CITY's elected or appointed officials, officers, employees, agents, or volunteers will be in excess of CONSULTANT's insurance and will not contribute with it.

3.5 WAIVER OF SUBROGATION: All insurance coverage provided pursuant to this Agreement will not prohibit CONSULTANT or CONSULTANT's officers, employees, agents, subcontractors or subconsultants from waiving the right of subrogation prior to a loss. CONSULTANT hereby waives all rights of subrogation against CITY, its officials, officers, employees, agents, and volunteers.

3.6 VERIFICATION OF COVERAGE: CONSULTANT acknowledges, understands, and agrees, that CITY's ability to verify the procurement and maintenance of the insurance required under this Article is a material consideration of this Agreement. Accordingly, CONSULTANT warrants, represents, and agrees that it will furnish CITY with certificates of insurance and endorsements evidencing the coverage required under this Article on ACORD-25 or forms satisfactory to CITY in its sole and absolute discretion. **The certificates of insurance and endorsements for each insurance policy will be signed by a person authorized by that insurer to bind coverage on its behalf and will be on forms provided by the CITY if requested**. Before performing any Services, CONSULTANT shall provide CITY with all certificates of insurance and endorsements referenced herein. Upon CITY's written request, CONSULTANT will also provide CITY with copies of all required insurance policies and endorsements.

3.7 FAILURE TO MAINTAIN COVERAGE: In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced immediately so as to avoid a lapse in the required coverage, CITY has the right but not the duty to obtain the insurance it deems necessary, and any premium paid by CITY will be promptly reimbursed by CONTRACTOR or CITY will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, CITY may cancel this Agreement effective upon notice.

3.8 SPECIAL RISKS OR CIRCUMSTANCES: City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances. Any amendment to the insurance requirements of this Article shall be memorialized and approved in the form of a written amendment to this Agreement, signed by the Parties. The requirement for written amendments, modifications or supplements cannot be

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waived and any attempted waiver will be void or invalid.

IV.
INDEMNIFICATION

4.1 CITY's elected and appointed officials, officers, employees, agents, and volunteers (hereinafter, the "City Indemnitees") should, to the fullest extent permitted by law, be protected from any and all loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, or any other cost arising out of or in any way related to the performance of this Agreement. Accordingly, the provisions of this indemnity provision are intended by the Parties to be interpreted and construed to provide the City Indemnitees with the fullest protection possible under the law. CONSULTANT acknowledges that CITY would not enter into this Agreement in the absence of CONSULTANT's commitment to indemnify, defend and protect CITY as set forth herein. Notwithstanding the foregoing, to the extent CONSULTANT's services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to Claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the CONSULTANT. CONSULTANT's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the CITY, its officials, officers, employees, agents, or volunteers.

4.2 To the fullest extent permitted by law, CONSULTANT shall indemnify, hold harmless and defend the CITY Indemnitees from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees and all other costs, and fees of litigation) of every nature arising out of or in connection with CONSULTANT's performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole negligence or willful misconduct of the CITY.

4.3 CITY shall have the right to offset against the amount of any compensation due to CONSULTANT under this Agreement, any amount due to CITY from CONSULTANT as a result of CONSULTANT's failure to either pay CITY promptly for any costs associated with CONSULTANT's obligations to indemnify the CITY Indemnitees under this Article or related to CONSULTANT's failure to either (i) pay taxes on amounts received pursuant to this Agreement or (ii) comply with applicable workers' compensation laws.

4.4 The obligations of CONSULTANT under this Article will not be limited by the provisions of any workers' compensation act or similar act. CONSULTANT expressly waives its statutory immunity under such statutes or laws as to CITY and CITY's elected and appointed officials, officers, employees, agents, and volunteers.

4.5 CONSULTANT agrees to obtain executed indemnity agreements with provisions identical to those set forth herein this Article from each and every subcontractor or any other person or entity involved by, for, with or on behalf of CONSULTANT in the performance of this Agreement. In the event CONSULTANT fails to obtain

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such indemnity obligations from others as required herein, CONSULTANT agrees to be fully responsible and indemnify, hold harmless and defend CITY and CITY's elected and appointed officials, officers, employees, agents, and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of CONSULTANT's subcontractors or any other person or entity involved by, for, with or on behalf of CONSULTANT in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys' fees incurred by counsel of CITY's choice.

4.6 CITY does not and shall not waive any rights that it may possess against CONSULTANT because of the acceptance by CITY, or the deposit with CITY, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provision shall apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost, or expense.

4.7 This Article and all provisions contained herein (including but not limited to the duty to indemnify, defend, and hold free and harmless) shall survive the termination or normal expiration of this Agreement and is in addition to any other rights or remedies which the CITY may have at law or in equity.

V.
TERMINATION

5.1 TERMINATION WITHOUT CAUSE: This Agreement may beterminated by either party with or without cause, upon ten (10) days written notice to the other party. Upon such termination , CONSULTANT will be compensated only for those services and tasks which have been performed by CONSULTANT up to the effective date of the termination. If this Agreement is terminated as provided herein, CITY may require CONSULTANT to provide all finished or unfinished Documents and Data, as defined in section 6.1 below, and other information of any kind prepared by CONSULTANT in connection with the performance of the Services. CONSULTANT will be required to provide such Documents and Data within fifteen (15) calendar days of CITY's written request.

5.2 SCOPE OF WAIVER: No waiver of any default or breach under this Agreement will constitute a waiver of any other default or breach, whether of the same or other covenant, warranty, agreement, term, condition, duty, or requirement contained in this Agreement. No waiver, benefit, privilege, or service voluntarily given or performed by a Party will give the other Party any contractual rights by custom, estoppel, or otherwise.

5.3 SURVIVING ARTICLES, SECTIONS AND PROVISIONS: The termination of this Agreement pursuant to any provision of this Article or by normal expiration of its term or any extension thereto will not operate to terminate any Article, Section or provision contained herein which provides that it will survive the termination or

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normal expiration of this Agreement.

VI.
MISCELLANEOUS PROVISIONS

6.1 DOCUMENTS & DATA; LICENSING OF INTELLECTUAL PROPERTY: All Documents and Data will be and remain the property of CITY without restriction or limitation upon their use or dissemination by CITY. For purposes of this Agreement, the term "Documents and Data" means and includes all reports, analyses, correspondence, plans, designs, notes, summaries, strategies, charts, schedules, spreadsheets, calculations, lists, data compilations, documents or other materials developed and/or assembled by or on behalf of CONSULTANT in the performance of this Agreement and fixed in any tangible medium of expression, including but not limited to Documents and Data stored digitally, magnetically and/or electronically. This Agreement creates, at no cost to CITY, a perpetual license for CITY to copy, use, reuse, disseminate and/or retain any and all copyrights, designs, and other intellectual property embodied in all Documents and Data. CONSULTANT will require all subcontractors and subconsultants working on behalf of CONSULTANT in the performance of this Agreement to agree in writing that CITY will be granted the same right to copy, use, reuse, disseminate and retain Documents and Data prepared or assembled by any subcontractor or subconsultant as applies to Documents and Data prepared by CONSULTANT in the performance of this Agreement.

6.2 CONFIDENTIALITY: All data, documents, discussion, or other information developed or received by CONSULTANT or provided for performance of this Agreement are deemed confidential and will not be disclosed by CONSULTANT without prior written consent by CITY. CITY will grant such consent of disclosure as legally required. Upon request, all CITY data will be returned to CITY upon the termination or expiration of this Agreement. CONSULTANT will not use CITY's name or insignia, photographs, or any publicity pertaining to the Services in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of CITY.

6.3 FALSE CLAIMS ACT: CONSULTANT warrants and represents that neither CONSULTANT nor any person who is an officer of, in a managing position with, or has an ownership interest in CONSULTANT has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act, 31 U.S.C., §§3801 *et seq.* and the California False Claims Act, Government Code §§12650 *et seq.*

6.4 NOTICES: All notices permitted or required under this Agreement will be given to the respective Parties at the following addresses, or at such other address as the respective Parties may provide in writing for this purpose:

CONSULTANT: **CITY:**

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Gilbert A. Livas 10053 Whittwood Drive #11401 Whittier, CA 90603 Phone: (562) 318-4265 Glivas7@gmail.com	City of Santa Fe Springs City Manager's Office 11710 E. Telegraph Road Santa Fe Springs, CA 90670 Phone: (562) 868-0511 Attn: René Bobadilla, City Manager

Such notices will be deemed effective when personally delivered or successfully transmitted by facsimile as evidenced by a fax confirmation slip or when mailed, forty-eight (48) hours after deposit with the United States Postal Service, first class postage prepaid and addressed to the Party at its applicable address.

6.5 COOPERATION; FURTHER ACTS: The Parties will fully cooperate with one another and will take any additional acts or sign any additional documents as are reasonably necessary, appropriate, or convenient to achieve the purposes of this Agreement.

6.6 SUBCONTRACTING: CONSULTANT will not subcontract any of the Services contemplated under this Agreement, except as expressly stated herein, without the prior written approval of CITY. Subcontracts (including without limitation subcontracts with subconsultants), if any, will contain a provision making them subject to all provisions stipulated in this Agreement, including provisions relating to insurance requirements and indemnification.

6.7 CITY'S RIGHT TO EMPLOY OTHER CONSULTANTS: CITY reserves the right to employ other independent contractors in connection with the various projects worked upon by CONSULTANT.

6.8 CONFLICTS OF INTEREST:

A. CONSULTANT warrants, represents, and maintains that it has not employed nor retained any company or person, other than a *bona fide* employee working solely for CONSULTANT, to solicit or secure this Agreement. Further, CONSULTANT warrants and represents that it has not paid, nor has it agreed to pay, any company or person, other than a *bona fide* employee working solely for CONSULTANT, any fee, commission, percentage, brokerage fee, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY will have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of CITY, during the term of his or her service with CITY, will have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

B. CONSULTANT may serve other clients, but none whose activities within the corporate limits of CITY or whose business, regardless of location, would place CONSULTANT in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code §81000 *et seq.*

C. CONSULTANT shall not employ any official or employee of the CITY during

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the Term of this Agreement or any extension term. No officer or employee of CITY shall have any financial interest in this Agreement that would violate Government Code §§1090 *et seq.* CONSULTANT warrants and represents that no owner, principal, partner, officer, or employee of CONSULTANT is or has been an official, officer, employee, agent, or appointee of the CITY within the twelve-month period of time immediately preceding the Effective Date. If an owner, principal, partner, officer, employee, agent, or appointee of CONSULTANT was an official, officer, employee, agent, or appointee of the CITY within the twelve-month period immediately preceding the Effective Date, CONSULTANT warrants that any such individuals did not participate in any manner in the forming of this Agreement. CONTRACTOR understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and CONSULTANT will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and CONSULTANT will be required to reimburse the CITY for any sums paid to CONSULTANT. CONSULTANT understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code §1090.

6.9 TIME IS OF THE ESSENCE: Time is of the essence for each and every provision of this Agreement.

6.10 GOVERNING LAW AND VENUE: This Agreement shall be interpreted and governed according to the laws of the State of California. In the event of litigation between the Parties, venue, without exception, will be in the Los Angeles County Superior Court of the State of California. If, and only if, applicable law requires that all or part of any such litigation be tried exclusively in federal court, venue, without exception, will be in the Central District of California located in the City of Los Angeles, California.

6.11 ATTORNEYS' FEES: If either Party commences an action against the other Party, legal, administrative, or otherwise, arising out of or in connection with this Agreement, the prevailing Party in such litigation will be entitled to have and recover from the losing Party reasonable attorneys' fees and all other costs of such action.

6.12 SUCCESSORS AND ASSIGNS: This Agreement will be binding on the successors and assigns of the Parties.

6.13 NO THIRD-PARTY BENEFIT: There are no intended third-party beneficiaries of any right or obligation assumed by the Parties. All rights and benefits under this Agreement inure exclusively to the Parties.

6.14 CONSTRUCTION OF AGREEMENT: This Agreement will not be construed in favor of, or against, either Party but will be construed as if the Parties prepared this Agreement together through a process of negotiation and with the advice of their respective attorneys.

6.15 SEVERABILITY: If any portion of this Agreement is declared invalid, illegal, or

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otherwise unenforceable by a court of competent jurisdiction, the remaining provisions will continue in full force and effect.

6.16 AMENDMENT; MODIFICATION: No amendment, modification or supplement of this Agreement will be valid or binding unless executed in writing and signed by both Parties, subject to CITY approval. The requirement for written amendments, modifications or supplements cannot be waived and any attempted waiver will be void and invalid.

6.17 CAPTIONS: The captions of the various articles, sections and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

6.18 INCONSISTENCIES OR CONFLICTS: In the event of any conflict or inconsistency between the provisions of this Agreement and any of the exhibits attached hereto, the provisions of this Agreement will control.

6.19 ENTIRE AGREEMENT: This Agreement, including all attached exhibits, constitutes the entire, complete, final, and exclusive expression of the Parties with respect to the matters addressed herein and supersedes all other agreements or understandings, whether oral or written, which may have been entered into between CITY and CONSULTANT prior to the execution of this Agreement. Any statements, representations, or other agreements, whether oral or written, made by either Party that is not embodied herein will not be valid or binding on the Parties. No amendment, modification or supplement to this Agreement will be valid and binding unless in writing and duly executed by the Parties pursuant to Section 6.16, above.

6.20 FORCE MAJEURE: The completion deadline for any Services assigned to CONSULTANT may be extended in the event of any delays due to unforeseeable causes beyond the control of CONSULTANT and without the fault or negligence of CONSULTANT, including but not limited to severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the CITY. CONSULTANT shall within three (3) calendar days of the commencement of such delay notify the City Representative in writing of the causes of the delay. The CITY Representative shall ascertain the facts and the extent of delay and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the CITY Representative such delay is justified. The City Representative's determination shall be final and conclusive upon the parties to this Agreement. In no event shall CONSULTANT be entitled to recover damages against the CITY for any delay in the performance of this Agreement, however caused, CONSULTANT's sole remedy being extension of the Agreement pursuant to this Section.

6.21 COUNTERPARTS: This Agreement will be executed in three (3) original counterparts each of which will be of equal force and effect. No handwritten or typewritten amendment, modification, or supplement to any one counterpart will be valid or binding unless made to all three counterparts in conformity with Section

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6.16, above. One fully executed original counterpart will be delivered to CONSULTANT and the remaining two original counterparts will be retained by CITY.

(SIGNATURES ON NEXT PAGE)

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IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed the day and year first appearing in this Agreement, above.

CITY OF SANTA FE SPRINGS:

By: _____
René Bobadilla, City Manager

Date: 12/19/24

GILBERT A. LIVAS:

By: _____

Name: Gilbert A. Livas

Title: Owner

Date: 12/19/24

APPROVED AS TO FORM:

DocuSigned by:
By: Rick Olivarez
C347656913ED460...
Rick Olivarez, City Attorney

Date: 12/20/2024

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EXHIBIT "A"

CONSULTANT PROPOSAL

ITEM # 29

CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

BY: Chad Van Meeteren, Fire Chief

SUBJECT: **AUTHORIZATION TO PURCHASE FIVE (5) TYPE I AMBULANCES FROM REDSKY EMERGENCY VEHICLES (BRAUN CHIEF XL MODEL) FOR THE SANTA FE SPRINGS DEPARTMENT OF FIRE-RESCUE**

DATE: November 5, 2025

RECOMMENDATION:

It is recommended that the City Council:

1) Approve the purchase of five (5) Braun Chief XL Type I ambulances on RAM 5500 4x4 diesel chassis from RedSky Emergency Vehicles in the total amount of $2,555,556.25 (including sales tax); and

2) Authorize the City Manager to execute all necessary purchase documents on behalf of the City; and

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

FISCAL IMPACT

The total cost of $2,555,556.25 includes Los Angeles County sales tax. The quote is valid through November 10, 2025. The City intends to finance the purchases using its existing tax-exempt Master Lease through Bank of America. Assuming a 10-year financing term and 4% interest, the annual lease payments should be approximately $320,000 annually.

BACKGROUND

The Santa Fe Springs Department of Fire-Rescue continually evaluates its emergency response fleet and operational resources to ensure the highest level of service delivery to the community. To support medical response operations and enhance the City's overall

emergency readiness, the Department has identified the need to acquire ambulances specifically designed and equipped for fire-based emergency response.

This acquisition represents a critical investment in the City's public safety infrastructure and will ensure personnel have access to safe, reliable, and fully equipped vehicles capable of providing efficient emergency medical response.

ANALYSIS

The proposed ambulances are constructed using SolidBody aluminum design with a lifetime structural warranty and industry-leading rollover and side-impact testing. Each unit will include Stryker PowerLoad systems, PowerPro 2 cots, and custom paint and graphics to match the City's current fleet.

Purchasing all five units as a single order allows the City to benefit from a multi-unit discount of $62,500. Early authorization will maintain the production and delivery schedule necessary to align with operational and fleet-readiness timelines.

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

Upon approval, Fire-Rescue staff will issue a purchase order to RedSky Emergency Vehicles, coordinate the production schedule with Braun Ambulances, and arrange factory pre-construction and final inspections. Delivery is expected in November 2026.

ATTACHMENT(S):

A. RedSky Emergency Vehicles Proposal
B. Sole Source Justification Letter

ITEM STATUS:	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

1240 E. Locust Street, Suite 203, Ontario, CA 91761

FIVE (5) SELECT BY BRAUN CHIEF XL TYPE I AMBULANCES
RAM 5500 DIESEL CHASSIS, 4X4

September 22, 2025

Jesus Chavez, Captain
Santa Fe Springs Department of Fire-Rescue
11300 Greenstone Avenue
Santa Fe Springs, CA 90670

Dear Captain Chavez:

Thank you very much for the opportunity to provide you with this proposal for five (5) Select by Braun Chief XL ambulances for the Santa Fe Springs Department of Fire-Rescue. Specifications and drawings of the proposed ambulances are attached.

Braun ambulances are "Built for Life." Braun stands as a premier custom ambulance manufacturer, combining decades of family-led legacy, uncompromising craftsmanship, and cutting-edge innovation to deliver vehicles that first responders can depend on. Founded in 1961, Braun has evolved into a leader in ambulance design by introducing features like SolidBody™ Construction, EZ-Glide doors, and full customization of module, chassis, and interior layouts to meet the needs of fire-based EMS. Safety, durability, and performance are not add-ons — they are foundational, so much so that Braun ambulances are tested to withstand extreme events and protect both patient and crew. Driven by a mission to "make life better, one relationship and one vehicle at a time" and guided by generations of quality-focused leadership, Braun aims to deliver not just a product, but a trusted partner on the frontlines.

Highlights of the Proposed Braun Super Chief Ambulances

- All aluminum SolidBody™ brake-formed construction for exceptional durability and a lifetime structural warranty. Includes all aluminum interior cabinetry.
- Roof and side load testing that exceeds the required load capacity by 300%. **Braun is the only ambulance manufacturer to have submitted the same ambulance to both side impact and rollover testing**, simulating a real-world incident.
- Industry-first rollover and side-impact crash testing for the Braun module design for added assurance of occupant safety. See videos.
- Arched roof design allows for more internal headroom, gives added strength across the top, and eliminates water and snow pooling.
- Sprayed foam insulation on the ceiling, walls, doors, and entire underside of the body provides acoustical and thermal insulation.
- EZ Glide™ sliding door at the Curb side for added safety. Braun was the innovator that developed, perfected, and introduced the sliding door to the ambulance market.
- As-built wiring schematics and wire labeling every 4", reducing service and repair time.
- Gatorhyde protective exterior compartment coating
- All Eberhard handles on module entry and compartment doors. The Braun design disengages the tie rod from the handle when the door is locked, allowing the mechanism to "free float" to reduce the chance of bending or breaking the handle or tie rods, especially when pulling on a locked handle. The deep pocket and beefy handle make it easier to grip when wearing gloves. See video.

Braun Standard Warranties:

- Structural: Lifetime, transferable module structural warranty
- Conversion: 3 years/36,000 miles
- Multiplex Electrical: 7 years/84,000 miles

A few of the customizations include:

- Full-height, full-depth rear streetside compartment to accommodate SCBA, PPE, and tools
- Whelen M-Series LED warning and scene lights
- Federal Signal Rumbler
- Cabinet above the squad bench
- MMC control screens, cab console and action area
- interior
- 1000-watt Inverter and battery charger
- Two-person squad bench with EVS Pro4 one-click safety belts and recessed sharps / trash
- Premium A/C system with a separate engine-mounted compressor to provide air conditioning to the patient compartment
- Cab and module painted to match Pierce 525 red
- Santa Fe Springs custom graphics package
- Stryker PowerLoad Cot Retention System
- Stryker PowerPro x (Model 6507), mid-configuration *(quoted separately)*
- Pre-construction and final inspection trips to Braun factory for two (2) department representatives
- Dealer-supplied Whelen Legacy Series lightbar, mounted on cab roof
- Dealer-supplied Whelen CORE controller with custom programming to match fleet

We are pleased to extend the following prices for your consideration:

Pricing:

Description	Unit Price	Total Price
Five (5) Select by Braun Chief XL Type I Ambulances, Ram 5500 diesel chassis, 4x4. Includes Stryker PowerLoad cot retention system.	$440,450.00*	$2,202,250.00
Multi-Unit Discount 5+ Units		($62,500.00)
Sub Total		***$2,139,750.00***
Stryker PowerPro 2 powered cot, Model 6507, mid-configuration	$33,550.00	$167,750.00
Sales Tax 10.75%, Los Angeles County, Santa Fe Springs		$248,056.25
Estimated DMV registration fees *(assumes customer is exempt)*		$0.00
Total		**$2,555,556.25**

**The chassis price of $77,528.00 is subject to change due to model year changes or OEM price increases. The final invoice to the customer will reflect any changes in chassis price dollar-for-dollar.*

Terms:

Payment Terms: Payment shall be made directly to RedSky Emergency Vehicles or as directed by RedSky Emergency Vehicles.

Delivery: Estimated completion in **November 2026** if ordered within 60 days. The Seller shall not be liable for failure to deliver or for any delay in delivering the motor vehicles covered by this agreement where such failure or delay is due, in whole or in part, to any cause beyond the control or without the fault or negligence of the Seller. Delays from the chassis manufacturer will result in extended delivery time, as will changes to this contract once the order has been placed with Demers Ambulance. Additions or deletions may be made if the vehicle has not passed that point in production at the time of change.

Contingencies: RedSky Emergency Vehicles will not be liable for any delay, failure to make delivery, or other default due to strikes, labor unrest, war, riot, federal, state or local government action, fire, flood, pandemic, or other disaster or acts of God, accidents, breakdown of machinery, lack of or inability to obtain materials, parts or supplies, or any other causes or circumstances beyond the reasonable control of Company which prevent or hinder Company's delivery the vehicle or apparatus.

1240 E. Locust Street, Suite 203, Ontario, CA 91761

Delivery Terms: FOB Santa Fe Springs Department of Fire-Rescue

Sales & Use Taxes: The price for the motor vehicle specified in this agreement does not include Use Taxes (Federal, State, or Local) unless expressly stated. Purchaser assumes and agrees to pay, unless prohibited by law, and such Use, or Occupational Taxes imposed on or applicable to the transaction covered by this agreement, regardless of which party may have primary tax liability.

Validity: **November 10, 2025**

We appreciate your consideration and look forward to future discussions about your ambulance needs. Please do not hesitate to contact me with any questions. I can be reached at 314.393.6800 anytime.

Respectfully,

John M. Scullin

John M. Scullin
Account Manager, Southern California

October, 9 2025

Santa Fe Springs Fire – Rescue
11300 Greenstone Ave
Santa Fe Springs, CA 90670

Re: Sole Source Confirmation

To Whom It May Concern,

Please be advised **RedSky Emergency Vehicles** is the sole authorized dealer for Demers Ambulances USA, representing our Demers, Braun, and Crestline brand ambulances for the state of California for the calendar year 2025.

If you have any questions, please feel free to reach out.

Sincerely,



Cain Lamper
Regional Sales Manager
Demers Ambulances USA, Inc.