



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

TUESDAY, JANUARY 27, 2026
AT 6:00 P.M.

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

CITY COUNCIL

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

CITY MANAGER

René Bobadilla, P.E.

CITY ATTORNEY

Rick Olivarez

CITY STAFF

Assistant City Manager
Interim Fire Chief
Police Chief
Director of Community Development
Interim Director of Community Services
Director of Finance
Director of Parks & Recreation
Director of Police Services
Director of Public Works
City Clerk

Nicholas Razo
Michael Kozicki
Aviv Bar
Cuong Nguyen
Kaili Torres
Julio Morales
Gus Hernandez
Arlene Salazar
James Enriquez
Maribel Garcia

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

PRESENTATIONS

1. **RECOGNITION OF THE 2025 HOLIDAY HOME DECORATING CONTEST WINNERS (COMMUNITY SERVICES)**
2. **2026 TOURNAMENT OF ROSES SANTA FE SPRINGS FLOAT (COMMUNITY SERVICES)**
3. **PARKS AND RECREATION MASTER PLAN (PARKS AND RECREATION)**
4. **A YEAR IN CRIME STATS (POLICE SERVICES)**

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

5. **APPOINTMENTS TO CITY COMMISSIONS/COMMITTEES, AND EXTERNAL ORGANIZATIONS (CITY CLERK)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Review and make appointments to City commissions and committees as desired; and
- 2) Review and make appointments to City Council subcommittees as desired; and

- 3) Review and make appointments to external organizations as desired; and
- 4) Take such additional, related action that may be desirable.

CONSENT CALENDAR

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

PUBLIC FINANCING AUTHORITY**6. MINUTES OF THE DECEMBER 2, 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 DECEMBER 2, 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 DECEMBER 2, 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 DECEMBER 2, 2025 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

12. ADOPT RESOLUTION SA-2026-001 APPROVING THE SUCCESSOR AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 26-27) AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027 (FINANCE)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Adopt Resolution SA-2026-001 Approving the Successor Agency's Recognized Obligation Payment Schedule (ROPS 26-27) and Administrative Budget for the Period July 1, 2026 through June 30, 2027.

CITY COUNCIL

13. MINUTES OF THE DECEMBER 2, 2025 CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

14. RENEWAL OF THE AGREEMENT WITH THE LOS ANGELES COUNTY AGRICULTURAL COMMISSIONER FOR WEED ABATEMENT SERVICES (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the renewal of a five-year services agreement between the City of Santa Fe Springs and the County of Los Angeles Department of Agricultural Commissioner/Weights and Measures for weed abatement services.

15. APPROVE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH SNOW N GO ACCOUNTING, PC (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the City Manager to execute an amendment with Snow N Go Accounting, PC for bank reconciliation and general accounting services; and
- 2) Take such additional, related action that may be desirable.

16. AUTHORIZE ISSUING BLANKET PURCHASE ORDERS TO LN CURTIS FOR VARIOUS SUPPLIES AND EQUIPMENT FOR POLICE AND FIRE (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize increasing the City's existing blanket purchase order to LN Curtis & Sons (Curtis) to \$165,000 for various supplies and equipment for Police and Fire services; and
- 2) Authorize issuing a City-wide blanket purchase order to Curtis for Fiscal Year 2026 – 27 in the amount of \$175,000; and
- 3) Authorize issuing a City-wide blanket purchase order to Curtis for Fiscal Year 2027 – 28 in the amount of \$185,000; and
- 4) Take such additional, related action that may be desirable.

17. AUTHORIZE CITY MANAGER TO AMEND TAX-EXEMPT LEASE AGREEMENT WITH BANK OF AMERICA TO FINANCE THE PURCHASE OF FIRE RESCUE VEHICLES AND EQUIPMENT (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the purchase of Fire Chief Emergency Response Vehicle not to exceed \$75,916.
- 2) Authorize the purchase of Assistant Fire Chief Emergency Response Vehicle not to exceed \$49,200.
- 3) Authorize the purchase of Fire Inspector Vehicle not to exceed \$40,000.
- 4) Authorize the Director of Finance to amend the tax-exempt lease agreement with Bank of America, N.A., to finance various vehicles and equipment, over a 6-year term at an interest rate of not-to-exceed 4.0%, in an amount not-to-exceed \$166,000.

18. AUTHORIZATION TO ADVERTISE REQUEST FOR PROPOSAL FOR STAGE, SOUND, LIGHTING, TRUSS STRUCTURES, AND VIDEO PRODUCTION SERVICES (PARKS AND RECREATION)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize staff to advertise a Request for Proposal (RFP) for Stage, Sound, Lighting, Truss Structures, and Video Production Services; and
- 2) Take such additional, related action that may be desirable.

19. CITY HALL WEST WING OFFICE RENOVATION – FINAL PAYMENT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Final Payment to CTG Construction, Inc. dba C.T. Georgiou Painting Co., of Wilmington, California for \$217,000 (Less 5% Retention); and
- 2) Approve the final contract amount with CTG Construction, Inc. dba C.T. Georgiou Painting Co., in the amount of \$936,425; and
- 3) Authorize the City Manager to execute Contract Change Orders Numbers 1-7 in an aggregate amount of \$455,000; and
- 4) Take such additional, related action that may be desirable.

20. SANTA FE SPRINGS PARK PLAYGROUND REPLACEMENT – FINAL PAYMENT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Final Payment to Dave Bang, Inc. of Tustin, California for \$27,484 (Less 5% Retention); and
- 2) Approve the final contract amount with Dave Bang, Inc. in the amount of \$487,107; and
- 3) Authorize the Director of Public Works to execute Contract Change Order Nos. 1 - 3 in an aggregate amount of \$31,388; and
- 4) Take such additional, related, action that may be desirable.

21. ADOPTION OF RESOLUTION NO. 9997 APPOINTING MEMBERS TO THE PUBLIC FINANCING AUTHORITY GOVERNING THE ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9997 appointing members of the City Council and citizens at large to serve as the governing body of the Public Financing Authority (PFA) for the City of Santa Fe Springs' Enhanced Infrastructure Financing District (EIFD).

22. QUARTERLY UPDATE #3 – COMPREHENSIVE ZONING CODE UPDATE PROJECT (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive and file this update on the Comprehensive Zoning Code Update project.

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, Maribel Garcia, 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.



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: Maribel Garcia, City Clerk

SUBJECT: APPOINTMENTS TO CITY COMMISSIONS/COMMITTEES, AND EXTERNAL ORGANIZATIONS

DATE: January 27, 2026

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Review and make appointments to City commissions and committees as desired; and
- 2) Review and make appointments to City Council subcommittees as desired; and
- 3) Review and make appointments to external organizations as desired; and
- 4) Take such additional, related action that may be desirable.

FISCAL IMPACT

N/A

BACKGROUND

Each year following City Council reorganization, the City Council is presented with an opportunity to make appointments to City commissions and committees, City Council subcommittees, and external organizations.

City Committees and Commissions

Attachment A is a chart of City commissions and committees and their current membership. The City Council may review and revise or appoint additional members as indicated on the chart for a term of two years, from January 2025 until December 2026.

CITY COUNCIL AGENDA REPORT – MEETING OF JANUARY 27, 2026
APPOINTMENTS TO CITY COMMISSIONS/COMMITTEES, AND EXTERNAL ORGANIZATIONS

Page 2 of 2

Council Subcommittees

Council subcommittees are created to discuss ongoing items under their jurisdiction which are standing committees or temporary specific to a topic and limited in duration, which are ad hoc committees. Subcommittees consist of no more than two Councilmembers. Attachment B is a chart of the subcommittees for 2024 for the City Council's review.

External Council Appointments

Attachment C is a chart of external organizations to which a Councilmember may be appointed as a delegate and another Councilmember as an alternate, as indicated in the chart. Certain external appointments require the Mayor to be appointed as delegate.

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

Notifications will be sent to external organizations informing them of the new Councilmember appointments.

ATTACHMENT(S):

- A. City Advisory Committees and Commissions
- B. 2025 City Council Subcommittees
- C. External Organizations

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

Prospective Members for Various Committees/Commissions

Historical & Community Preservation

Family & Human Services

Heritage Arts

Parks & Recreation

Planning Commission

Senior

Youth Leadership

HISTORICAL & COMMUNITY PRESERVATION COMMITTEE

Meets the fourth Wednesday of each month except Jan., Apr., Jul., Aug., Sep., and Dec.

9:30 a.m., Library Community Room

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

Membership: 15 Residents appointed by City Council

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2026
Rounds	Luis Collazo Jeannette Lizarraga Vacant	
Zamora	Hilda Zamora* Marina Gurrola Mary Arias	
Mora	Sally Gaitan* Mark Scoggins Vacant	
Rodriguez	Elena Lopez* Vacant Vacant	
Martin	Gloria Maghame Vacant Vacant	

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

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

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

Membership: 15 Residents Appointed by City Council
5 Social Service Agency Representatives Appointed by the Committee

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2026
Rounds	Lisa Herrera Gilbert Aguirre Vacant	
Zamora	Gabriela Garcia Vacant Vacant	
Mora	Janie Aguirre Peggy Radoumis Dolores Duran	
Rodriguez	Vacant Elena Lopez* Vacant	
Martin	Vacant Vacant Vacant	

**Indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

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

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

Membership: 9 Voting Members
 3 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2026
Rounds	Lisa Chavarria	
Zamora	Hilda Zamora*	
Mora	Peggy Radoumis	
Rodriguez	Isabel Cervantes*	
Martin	Sally Gaitan*	

Committee Representatives

Family and Human Services Committee	Elena Lopez*
Historical & Comm. Preservation Committee	Gloria Maghame
Planning Commission	Gabriel Jimenez
Chamber of Commerce	Debbie Baker

Council/Staff Representatives

City Manager	René Bobadilla
Director of Community Services	Vacant
Director of Community Development	Cuong Nguyen

**Indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jan., Apr., Jul., Aug., Sep., and Dec., 6:30 p.m., Town Center Hall, Meeting Room #1

Subcommittee Meets at 5:30 p.m.

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

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2026
Rounds	Odalys Valladares Joe Avila Karla Cardenas Jeannette Lizarraga	
Zamora	Vacant Dani Cook Vacant Vacant	
Mora	Albert Martinez Eddie Barrios Mary Walsh Mark Scoggins	
Rodriguez	Priscilla Rodriguez Lisa Garcia Juliann Bodnar Isabel Cervantes*	
Martin	Elizabeth Ford Andrea Lopez Nancy Krueger Mary Anderson	

**Indicates person currently serves on three committees*

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,
Council Chambers
Qualifications: 18 Years of age, reside or active in the City
Membership: 5

APPOINTED BY		NAME
Rounds		David Ayala
Mora		Joseph Flores
Rodriguez		Isabel Cervantes*
Martin		Jay Sarno
Zamora		Gabriel Jimenez

SENIOR ADVISORY COMMITTEE

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

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

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2026
Rounds	Astrid Shesterkin Vacant Paul Nakamura Yoko Nakamura	
Zamora	Hilda Zamora* Josefina Lara Vacant Vacant	
Mora	Gilbert Aguirre Janie Aguirre Gloria Maghame Vacant	
Rodriguez	Maria Rocha Vacant Vacant Vacant	
Martin	Dolores Duran Nancy Krueger Vacant Vacant	

**Indicates person currently serves on three committees*

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, except Jan., Apr., Jul., Sept., and Dec., at 6:30 p.m., Town Center Hall

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

Membership: 15

APPOINTED BY	NAME	TERM EXPIRES JUN 30, 2027
Rounds	Scarlet Espinoza Jaeleen Casillas Angelica Gamboa	
Zamora	Vanessa Doss Valerie Gamboa Brianna Valencia	
Mora	Audrie Perez Miranda Martinez Angel Corona	
Rodriguez	Serenity Hernandez Leilani Aranda Mikaela Oliva	
Martin	Milana Ruiz Jayden Brown Valeria Corona	

Ineligible Members for Various Committees/Commissions

Historical & Community Preservation

Family & Human Services

Karla Cardenas (Until July 2026)

Heritage Arts

Parks & Recreation

Planning Commission

Senior

Youth Leadership

2026 Council Sub-Committees (Tentative)		
NAME	TYPE	MEMBERS
Capital Improvements Projects	Standing	Rounds Rodriguez
Whittier PD Contract	Ad Hoc	Mayor Mayor Pro Tem
Trash Hauler	Ad Hoc	Zamora Martin

2025 External Organizations

Organization	Council Liaison	Staff Liaison	Meeting Day	Meeting Time	Stipend	Meeting Location
California Contract Cities Association	Martin	Vacant	3rd Wed	6:00pm	N/A	17315 Studebaker Rd, Suite 210, Cerritos, CA
Chamber Youth Enrichment Fund Board	Rounds	N/A	2nd Wed bi-month	1:00pm	N/A	Chamber Office
City Selection Committee (League of Cal Cities) (Mayor is Rep)	Mayor Alt - Zamora		Quarterly	11:00am	N/A	Kenneth Hahn Hall of Administration
Gateway Cities Council of Governments	Zamora Alt - Martin	TBD	1st Wed	6:00pm	\$125.00 per mtg.	16401 Paramount, 2nd Floor, Board Room, Paramount
91/605/405 Committee (Subcommittee of COG)	Zamora	TBD	4th Wed	6:00pm	\$100.00 per mtg.	Gateway COG, 16401 Paramount Bl, Paramount
I-5 Consortium Policy Board	Rodriguez Alt - Martin	CM for Admin Meeting (2nd Wednesday)	4th Mon	2:00pm	\$150.00 per mtg.	Norwalk City Hall, 12700 Norwalk Blvd, Norwalk
Joint Powers Insurance Authority	Martin Alt - Rounds	Vacant	3rd Wed in Jul	6:00pm Dinner 7:00pm Meeting	\$100.00 per mtg.	JPIA Offices, 8081 Moody, La Palma
LA CADA	Rodriguez Alt - N/A	TBD	Last Wed	6:15pm	N/A	Allen House, 10425 Painter Ave, SFS
League of California Cities	Mayor Alt - Martin	TBD	1st Thur	6:30pm	N/A	MWD Courtyard Café, 700 N. Alameda, LA
Sanitation District (Mayor is Rep)	Mayor Alt - Zamora	Vacant	4th Wed	1:30pm	\$125.00 per mtg.	1955 Workman Mill Rd, Whittier
SFHS Education Foundation	Rodriguez	TBD	Twice a year	Varies	N/A	SFHS
SASSFA	Mora Alt - N/A	Maricela Balderas	4th Thur	12:00pm	N/A	10400 Pioneer Blvd. #9 SFS

2025 External Organizations

Organization	Council Liaison	Staff Liaison	Meeting Day	Meeting Time	Stipend	Meeting Location
SEAACA	Martin Alt - Rodriguez	Arlene Salazar	3rd Thur	2:00pm	\$225.00 per mtg.	9777 SEAACA Way, Downey
Southeast Water Coalition Board	Zamora		1st Thur of every even mo.	6:30pm Dinner 7:00pm	\$150.00 per mtg.	City of Norwalk -NASC
Southern California Association of Governments (SCAG)	Zamora Alt - Martin		Annual Meeting in May or June	May	N/A	900 Wilshire Blvd Ste. 1700 Los Angeles, CA 90017
Vector Control Appt can be for 2 or 4 yrs.	Rounds		Jan 2025 - Jan 2029		\$100.00 per mtg.	12545 Florence Ave SFS, CA 90670

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



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: January 27, 2026

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 12/31/25	None
Outstanding principal at 12/31/25	\$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.

CITY COUNCIL AGENDA REPORT – MEETING OF JANUARY 27, 2026
**MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH
THE CITY OF SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY (PFA)**
Page 2 of 2

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.

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

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



CITY OF SANTA FE SPRINGS

WATER UTILITY AUTHORITY AGENDA STAFF REPORT

TO: Honorable 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: January 27, 2026

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Receive and file the report.

FISCAL IMPACT

None.

BACKGROUND/DISCUSSION

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

Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 12/31/2025	None
Outstanding principal on 12/31/2025	\$6,890,000

Water Revenue Bonds, 2018

Financing proceeds available for appropriation at 12/31/2025	None
Outstanding principle on 12/31/2025	\$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

CITY COUNCIL AGENDA REPORT – MEETING OF JANUARY 27, 2026
**MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH
THE CITY OF SANTA FE SPRINGS WATER UTILITY AUTHORITY (WUA)**
Page 2 of 2

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

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

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

ANALYSIS

The report is presented for informational purposes only.

ENVIRONMENTAL

N/A

SUMMARY/NEXT STEPS

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

ATTACHMENT(S):

None.

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

FOR ITEM NO. 10, PLEASE SEE ITEM NO. 13

FOR ITEM NO. 11, PLEASE SEE ITEM NO. 13



CITY OF SANTA FE SPRINGS

SUCCESSOR AGENCY AGENDA STAFF REPORT

TO: Honorable Chair and Board Members

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

BY: Julio F. Morales, Director of Finance

SUBJECT: **ADOPT RESOLUTION SA-2026-001 APPROVING THE SUCCESSOR AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 26-27) AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027**

DATE: January 27, 2026

RECOMMENDATION(S):

It is recommended that the Successor Agency:

- 1) Adopt Resolution SA-2026-001 Approving the Successor Agency's Recognized Obligation Payment Schedule (ROPS 26-27) and Administrative Budget for the Period July 1, 2026 through June 30, 2027.

FISCAL IMPACT

As detailed in the ROPS, the funding for listed obligations in the amount of **\$2,848,239** will be from the RPTTF and reserves.

BACKGROUND

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

SUCCESSOR AGENCY AGENDA REPORT – MEETING OF JANUARY 27, 2025
**ADOPT RESO SA-2026-001 APPROVING THE SUCCESSOR AGENCY'S
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 26-27) AND ADMIN
BUDGET JULY 1, 2026 THROUGH JUNE 30, 2027**

Page 2 of 4

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

Attached for approval is the annual ROPS covering the period of July 1, 2026 through June 30, 2027. The ROPS has been prepared using the format mandated by DOF. In addition to listing the enforceable obligations, the ROPS includes a summary, as well as a table detailing the available balances retained by the Successor Agency.

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

Obligations to be funded with distributions from the RPTTF and reserves during fiscal year ("FY") 2026-27 are summarized as follows:

FY 26-27 Enforceable Obligations	
Bond Payments 2006A TABs	\$1,360,000
Property Management Costs	966,095
Bond Related Fees	9,500
Administrative Cost Allowance	512,644
TOTAL	\$2,848,239

The proposed Administrative Budget (attached) consists of the Successor Agency's personnel and non-personnel operating costs anticipated for Fiscal Year 2026-27. The Successor Agency personnel along with the approximate percentage of staff time spent on Successor Agency activities, which were reduced significantly from the prior year (from \$216,403 to \$151,302). This reduction in cost was offset by a request for adjustment in legal fees, insurance, water and landscaping maintenance costs. These adjustments were based on actual costs incurred in FY 24-25 and FY 25-26 and projected actual costs for FY 26-27, resulting in an increase in administrative allowance from \$250,000 to \$512,644.

Note: once these one-time adjustments are taken into account, the administrative costs are equal to \$248,000.

SUCCESSOR AGENCY AGENDA REPORT – MEETING OF JANUARY 27, 2025
**ADOPT RESO SA-2026-001 APPROVING THE SUCCESSOR AGENCY'S
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 26-27) AND ADMIN
BUDGET JULY 1, 2026 THROUGH JUNE 30, 2027**

Page 3 of 4

Under HSC Section 34171(b), the annual administrative cost allowance is the greater than 3% of property taxes allocated to the Successor Agency in the prior year or \$250,000. The amount claimed on the ROPS 26-27 included adjustments for prior year actual costs.

The OB is scheduled to approve the ROPS 26-27 at their meeting on January 13, 2026. The approved ROPS 26-27 must be submitted to DOF by February 1, 2026. The ROPS, once approved, will be submitted to the Los Angeles County Consolidated Oversight Board for approval.

ANALYSIS

NA

ENVIRONMENTAL

NA

DISCUSSION

NA

SUMMARY/NEXT STEPS

Staff presented the ROPS 26-27 at the Consolidated Oversight Board meeting on January 21, 2026. OB staff will subsequently submit the ROPS 26-27 to the DOF by February 1, 2026.

ATTACHMENT(S):

- A. Resolution SA-2026-001
- B. Exhibit A – ROPS for July 1, 2026 through June 30, 2027 (ROPS 26-27)
- C. Administrative Budget for July 1, 2026 through June 30, 2027

SUCCESSOR AGENCY AGENDA REPORT – MEETING OF JANUARY 27, 2025
**ADOPT RESO SA-2026-001 APPROVING THE SUCCESSOR AGENCY'S
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 26-27) AND ADMIN
BUDGET JULY 1, 2026 THROUGH JUNE 30, 2027**

Page 4 of 4

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

RESOLUTION NO. SA-2026-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ACTING AS SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION/REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS APPROVING THE SUCCESSOR AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR JULY 1, 2026 THROUGH JUNE 30, 2027 (ROPS 26-27)

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

SECTION 1. Pursuant to its responsibility set forth in Section 34180(9) of the California Health and Safety Code, the City Council hereby approves the Successor Agency's Recognized Obligation Payment Schedule (ROPS), attached hereto as Exhibit "A", as described in Sections 34171 and 34177 of the aforesaid Code, for the period July 1, 2026 through June 30, 2027.

SECTION 2. The City Council hereby approves the Successor Agency's Administrative Budget, attached hereto as Exhibit "B", as described in Section 34171 of the California Health and Safety Code, for the fiscal period of July 1, 2026 to June 30, 2027.

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

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

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

APPROVED and ADOPTED this 27th day of January, 2026 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joe Angel Zamora, Mayor

ATTEST:

Maribel Garcia, City Clerk

SUCCESSOR AGENCY OF THE CITY OF SANTA FE SPRINGS

FY 26-27 ROPS Cost Summary

	FY 25-26					Annual Increases			FY 26-27					
Position	Salary	Benefits	Total	ROPS Allocation	ROPS Total	Step Increase	COLA	Medical	Salary	Benefits	Total	ROPS Allocation	ROPS Total	
City Manager	280,000	77,615	357,615	8%	28,609	5%	2%	6%	299,600	82,271	381,871	3%	11,456	
Assistant City Manager	260,017	73,662	333,679	8%	26,694	5%	2%	6%	278,218	78,082	356,300	2%	7,126	
City Clerk	135,701	53,092	188,792	8%	15,103	5%	2%	6%	145,200	56,277	201,477	2%	4,030	
Community Development Director	182,370	96,061	278,431	15%	41,765	5%	2%	6%	195,136	101,825	296,961	10%	29,696	
Principal Planner	117,057	32,512	149,569	10%	14,957	5%	2%	6%	125,251	34,463	159,714	5%	7,986	
Finance Director	193,477	66,292	259,769	8%	20,782	5%	2%	6%	207,020	70,270	277,290	10%	27,729	
Assistant Director of Finance	131,748	59,340	191,089	8%	15,287	5%	2%	6%	140,971	62,901	203,872	2%	4,077	
Budget Manager	135,701	46,402	182,102	10%	18,210	5%	2%	6%	145,200	49,186	194,386	5%	9,719	
Principal Accountant	120,568	32,662	153,230	10%	15,323	5%	2%	6%	129,008	34,622	163,630	5%	8,181	
Subtotal - Personnel					\$ 196,730				Subtotal - Personnel \$ 110,001					
Support Staff Overhead				10%	\$ 19,673							10%	\$ 11,000	
Total - Personnel and Overhead					\$ 216,403				Total - Personnel and Overhead \$ 121,001					
<u>Other Administrative Expenses</u>														
Professional Services					3,500				Kosmont					10,000
Independent Audit Services	LSL (16% of \$50,000)				8,000				Vasquez (16% of \$62,000)					10,000
OB Legal Services	OMLO				10,000				OMLO					177,448
Travel/meetings/training					3,402				Travel/meetings/training					2,500
OB Insurance coverage					5,000				OB Insurance coverage					191,695
Subtotal - Service Expenses					\$ 29,902				Subtotal - Service Expenses \$ 391,643					
Total					\$ 246,305				Total \$ 512,644					
Weed Abatement / Landscaping	Merchants				20,000				Merchants				531,095	
Continuing Disclosure	Urban Futures				4,500				Urban Futures				4,500	
Fiscal Agent	US Bank				5,000				US Bank				5,000	
Water	City of Santa Fe Springs				7,000				City of Santa Fe Springs				435,000	
Arbitrage Rebate	BLX Group				-				BLX Group				-	
					\$ 36,500									\$ 975,595
										2006A TABs		\$ 1,360,000		
\$ 2,848,239														

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary
Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: Santa Fe Springs
County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		26-27 A Total (July - December)	26-27 B Total (January - June)	ROPS 26-27 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 25,784,895	\$ -	\$ 25,784,895
B	Bond Proceeds	20,610,992	-	20,610,992
C	Reserve Balance	5,173,903	-	5,173,903
D	Other Funds	-	-	-
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 744,119	\$ 2,104,119	\$ 2,848,239
F	RPTTF	744,119	2,104,119	2,848,239
G	Administrative RPTTF	-	-	-
H	Current Period Enforceable Obligations (A+E):	\$ 26,529,014	\$ 2,104,119	\$ 28,633,133

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

Chairman

Signature Date

Santa Fe Springs Successor Agency Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail July 1, 2026 through June 30, 2027 (Report Amounts in Whole Dollars)																						
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 26-27 Total	26-27 A (July - December)					26-27 A Total	26-27 B (January - June)					26-27 B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$ 4,179,239	\$ -	\$ 28,633,133	\$ 20,610,992	\$ 5,173,903	\$ -	\$ 744,119	\$ -	\$ 26,529,014	\$ -	\$ -	\$ -	\$ 2,104,119	\$ -	\$ 2,104,119
5	2006 Tax Allocation Bonds	Bonds issued on or before 12/31/2010	12/7/2006	9/1/2028	US Bank	Redevelopment Projects	Consolidated	\$ 2,691,000	N	\$ 27,144,895	\$ 20,610,992	\$ 5,173,903		\$ -		\$ 25,784,895	\$ -	\$ -	\$ -	\$ 1,360,000	\$ -	\$ 1,360,000
45	Weed Abatement / Landscaping	Property Maintenance	7/1/2026	6/30/2027	Mayfield Enterprises	Weed Abatement Services	Consolidated	\$ 531,095	N	\$ 531,095				\$ 265,548		\$ 265,548				\$ 265,548		\$ 265,548
58	Administrative Expense	Admin Costs	7/1/2026	6/30/2027	City	Successor Agency Admin.	Consolidated	\$ 512,644	N	\$ 512,644				\$ 256,322		\$ 256,322				\$ 256,322		\$ 256,322
59	Fiscal Agent Fees	Professional Services	7/1/2026	6/30/2027	US Bank	Bond Trustee Fees	Consolidated	\$ 5,000	N	\$ 5,000				\$ 2,500		\$ 2,500				\$ 2,500		\$ 2,500
68	Continuing Disclosure	Professional Services	7/1/2026	6/30/2027	Urban Futures	15-c-2-12	Consolidated	\$ 4,500	N	\$ 4,500				\$ 2,250		\$ 2,250				\$ 2,250		\$ 2,250
71	Water	Property Maintenance	7/1/2026	6/30/2027	City of Santa Fe Springs	Water Cost for Land	Consolidated	\$ 435,000	N	\$ 435,000				\$ 217,500		\$ 217,500				\$ 217,500		\$ 217,500
75	Arbitrage Rebate Calculations	Professional Services	7/1/2026	6/30/2027	BLX Group	IRS Rebate Calculation	Consolidated	\$ -	N	\$ -				\$ -		\$ -				\$ -		\$ -
										\$ -						\$ -						\$ -
										\$ -						\$ -						\$ -

Santa Fe Springs Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2026 through June 30, 2027
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/11	Bonds issued on or after 01/01/12	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/23) RPTTF amount should exclude "A" period distribution amount			5,173,903			C1 and F1: Ending Available Cash Balance as reported on ROPS 2025-26 Cash Balance Form. G1: Ending Available Cash Balance as reported on ROPS 2025-26 Cash Balance Form
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller					10,458,258	G2: RPTTF Distribution Amount (ROPS 2023-24A \$543,386 and ROPS 2023-24B \$9,914,872)
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)					10,147,942	Actual Expenditures Reported on 2023-24PPA (RPTTF + Admin)
4	Retention of Available Cash Balance (Actual 06/30/24) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC	No entry required				22,354	G5: Amount reported on 23-24PPA
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 0	\$ 5,173,903	\$ 0	\$ 287,962	

Santa Fe Springs Successor Agency **Recognized Obligation Payment Schedule (ROPS 26-27) - Notes July 1, 2026 through June 30, 2027**

Item #	Notes/Comments
5	\$20,610,992 = 2006A TABs Bond Proceeds = \$18,240,241 + DSR \$1,212,701.26 / 2006B Bond Proceeds = 352,189.04 + DSR \$815,759.40
5	\$5,020,000 Retained RPTTF from FY 25-26 to pay debt service due on 2006A TABs on September 1, 2026
45	Weed Abatement / Landscaping City contracts with Merchants to provide landscaping and weed abatement services for its properties. In FY 24-25 the City paid \$1,028,998. There are 9 properties on the LRPMP, which total 22.43 acres (18.5%) There are x total parcels/properties, which total 121.24 acres The Successor Agency's share (18.50%) of such costs would be \$190,365 for FY 24-25. We have assumed the same amount for FY 25-26 and FY26-27 The FY 24-25 and FY 25-26 ROPS estimated \$20,000 each year. The net adjusted costs for FY 24-25, FY 25-26 and FY 26-27 would be \$531,095
58	Administrative Costs = Personnel costs charged reduced from \$216,000 to \$121,000. However, requested adjustment to property insurance and legal fees Property Insurance City paid \$520,254 in property/earthquake/flood insurance to CalJPIA for FY 25-26. LRPM share = 12.82% or \$66,698 for FY 25-26 Value of properties on Long Range Property Management Plan = \$11,912,648. Total Property Value = \$92,919,048 Reported \$3,402 and \$5,000 for property insurance in FY 24-25 and FYT 25-26, respectively Projected share of property insurance costs FY 24-25 + FY25-26 + FY 26-27 (\$66,698 x 3) = \$198,972 less \$8,402 = \$191,695
	Legal Fees Successor Agency incurred significant legal fees associated with preparation of sale of land of MC&C IV parcel, which is partially owned by SA. The SA owns 19,087 sf of 418,959 sf total parcel lot. SA spent \$54,647 in FY24-25 and \$92,801 in FY25-26. Projected legal fees for SA = \$50,000 FY 26-27 Reported \$10,000 in legal fees in FY 24-25 and FY 25-26 ROPS. Net Adjusted Legal Fees for FY 26-27 \$177,448
71	Water requested was \$8,000 in FY 24-25 and \$7,000 in 25-26. Actual Water Consumption for properties on the LRPMP totaled \$150,000 for FY 25-26. Assume 10% less or \$135,000 for FY 24-25 and 10% more (to account for increase in water costs) for FY 26-27 or \$165,000. Net water request for FY 26-27 equal to: \$165,000 + \$150,000 + \$135,000 less \$15,000 = \$435,000
75	Arbitrage Rebate Calculations due every 5 years and at closing

SUCCESSOR AGENCY OF THE CITY OF SANTA FE SPRINGS

FY 26-27 ROPS Cost Summary

	FY 25-26					Annual Increases			FY 26-27				
Position	Salary	Benefits	Total	ROPS Allocation	ROPS Total	Step Increase	COLA	Medical	Salary	Benefits	Total	ROPS Allocation	ROPS Total
City Manager	280,000	77,615	357,615	8%	28,609	5%	2%	6%	299,600	82,271	381,871	3%	11,456
Assistant City Manager	260,017	73,662	333,679	8%	26,694	5%	2%	6%	278,218	78,082	356,300	2%	7,126
City Clerk	135,701	53,092	188,792	8%	15,103	5%	2%	6%	145,200	56,277	201,477	2%	4,030
Community Development Director	182,370	96,061	278,431	15%	41,765	5%	2%	6%	195,136	101,825	296,961	10%	29,696
Principal Planner	117,057	32,512	149,569	10%	14,957	5%	2%	6%	125,251	34,463	159,714	5%	7,986
Finance Director	193,477	66,292	259,769	8%	20,782	5%	2%	6%	207,020	70,270	277,290	10%	27,729
Assistant Director of Finance	131,748	59,340	191,089	8%	15,287	5%	2%	6%	140,971	62,901	203,872	2%	4,077
Budget Manager	135,701	46,402	182,102	10%	18,210	5%	2%	6%	145,200	49,186	194,386	5%	9,719
Principal Accountant	120,568	32,662	153,230	10%	15,323	5%	2%	6%	129,008	34,622	163,630	5%	8,181
Subtotal - Personnel					\$ 196,730				Subtotal - Personnel				
Support Staff Overhead				10%	\$ 19,673							10%	\$ 11,000
Total - Personnel and Overhead					\$ 216,403				Total - Personnel and Overhead				
Other Administrative Expenses													
Professional Services					3,500				Kosmont				
Independent Audit Services	LSL (16% of \$50,000)				8,000				Vasquez (16% of \$62,000)				
OB Legal Services	OMLO				10,000				OMLO				
Travel/meetings/training					3,402				Travel/meetings/training				
OB Insurance coverage					5,000				OB Insurance coverage				
Subtotal - Service Expenses					\$ 29,902				Subtotal - Service Expenses				
Total					\$ 246,305				Total				
Weed Abatement / Landscaping	Merchants				20,000				Merchants				531,095
Continuing Disclosure	Urban Futures				4,500				Urban Futures				4,500
Fiscal Agent	US Bank				5,000				US Bank				5,000
Water	City of Santa Fe Springs				7,000				City of Santa Fe Springs				435,000
Arbitrage Rebate	BLX Group				-				BLX Group				-
					\$ 36,500								\$ 975,595
											2006A TABs	\$ 1,360,000	
\$ 2,848,239													



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: Maribel Garcia, City Clerk

SUBJECT: MINUTES OF THE DECEMBER 2, 2025 CITY COUNCIL MEETINGS

DATE: January 27, 2026

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 December 2, 2025

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

MINUTES OF THE REGULAR CITY COUNCIL MEETINGS

Page 2 of 2

SUMMARY/NEXT STEPS

N/A

ATTACHMENT(S):

A. December 2, 2025 Meeting Minutes

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



APPROVED:

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

December 2, 2025

CALL TO ORDER

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

ROLL CALL

Members present: Councilmembers/Directors: Mora, Martin (left at 6:08 p.m.), 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 NEGOTIATIONS

(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: Telegraph Ventures, LLC dba Maggie's Pub

Under negotiation: Price and Terms

2. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

(Pursuant to Government Code Section 54956.8)

Property: 12131 Telegraph Road (Assessor Parcel No. 8005-012-031)

Agency negotiator: René Bobadilla, City Manager and Cuong Nguyen, Director of Community Development

Negotiating parties: Kamla Hotels

Under negotiation: Price and Terms

3. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

(Pursuant to Government Code Section 54956.8)

Property: Assessor Parcel No. 8177-029-908 & 8082-002-918

Agency negotiator: René Bobadilla, City Manager and Cuong Nguyen, Director of Community Development

Negotiating parties: Kenneth G. Spiker, Spiker Rendon Consulting, Inc.

Under negotiation: Price and Terms

4. 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 meetings at 5:06 p.m.

Mayor Rounds reconvened the meetings at 6:08 p.m.

CLOSED SESSION REPORT

City Attorney, Rick Olivarez provided the following closed session report: Direction was given to staff, and no reportable action was taken.

INVOCATION

Cindy Jarvis led the invocation.

PLEDGE OF ALLEGIANCE

Mayor Rounds led the pledge of allegiance.

INTRODUCTIONS

None.

PRESENTATIONS

- 5. RECOGNITION OF ST. PAUL HIGH SCHOOL GIRLS VOLLEYBALL TEAM
(CITY MANAGER)**
- 6. PRESENTATION OF NEW POLICE SERVICES STAFF (POLICE SERVICES)**
- 7. RECOGNITION OF THE RETIREMENT OF LEAD PUBLIC SAFETY OFFICER JOHN WESSELMAN, POLICE CAPTAIN AARON RUIZ, AND DIRECTOR OF COMMUNITY SERVICES MARICELA BALDERAS (CITY MANAGER)**
- 8. CITY BRANDING PRESENTATION (COMMUNITY SERVICES)**

CHANGES TO AGENDA

City Manager, René Bobadilla requested to include a walk-on item for approval on the consent calendar as Item No. 34. Council agreed unanimously. The title of the item is as follows:

INTERSTATE 5 CONSORTIUM CITIES JOINING POWERS AGREEMENT – EIGHT AMENDMENT TO THE AGREEMENT (PUBLIC WORKS)

PUBLIC COMMENTS

There was no one wishing to speak during public comments.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

Director of Parks and Recreation, Gus Hernandez promoted the "Tree Lighting Ceremony" and "Pictures with Santa" schedule.

PUBLIC HEARING

9. PUBLIC HEARING FOR SECOND READING AND ADOPTION OF ORDINANCE NO. 1165 AMENDING CHAPTER 150 AND CHAPTER 153 OF THE MUNICIPAL CODE OF SANTA FE SPRINGS RELATING TO BUILDING STANDARDS CODE ADOPTION WITH CERTAIN AMENDMENTS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Open the Public Hearing and receive the written and oral staff report and comments from the public regarding the proposed ordinance; and
- 2) Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382; and
- 3) Waive further reading and adopt 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
- 4) Take such additional, related, action that may be desirable.

Mayor Rounds opened the public hearing at: 8:04 p.m.

Number of speakers: None

Mayor Rounds closed the public hearing at: 8:04 p.m.

It was moved by Councilmember Mora, seconded by Councilmember Rodriguez, to find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382, waive further reading and adopt Ordinance No 1165, and take such additional, related, action that may be desirable, by the following vote:

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

10. MINUTES OF THE NOVEMBER 5, 2025 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Approve the minutes as submitted.

11. 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

12. MINUTES OF THE NOVEMBER 5, 2025 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Approve the minutes as submitted.

13. 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

14. MINUTES OF THE NOVEMBER 5, 2025 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

15. MINUTES OF THE NOVEMBER 5, 2025 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

16. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH EKI ENVIRONMENT & WATER, INC. FOR MC&C IV ENVIRONMENTAL INVESTIGATION (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Find that approval of the Professional Services Agreement ("PSA") between the Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs ("Successor Agency") and EKI Environment & Water, Inc. ("EKI") for environmental investigation work is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Pub. Res. Code § 21000 *et seq.*);
- 2) Approve the PSA and authorize the City Manager to execute the PSA in substantially the form presented, with such minor modifications as approved by the City Attorney; and
- 3) Take such additional, related action that may be desirable.

CITY COUNCIL

17. MINUTES OF THE NOVEMBER 5, 2025 SPECIAL AND REGULAR CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

18. RESOLUTION NO. 9989 – AMENDING AND ESTABLISHING A CITY COUNCIL MEETING SCHEDULE FOR CALENDAR YEAR 2026 (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9989:

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.

19. VALLEY VIEW AVENUE AND ALONDRA BOULEVARD INTERSECTION IMPROVEMENT – AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Plans and Specifications for the Valley View Avenue and Alondra Boulevard Intersection Improvement Project; and
- 2) Authorize the City Engineer to advertise for 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.

20. RESIDENTIAL STREET LIGHTING SYSTEM UPGRADE – AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Plans and Specifications for the Residential Street Lighting System Upgrade Project; and
- 2) Appropriate \$3,451,850 from Utility Users Tax Capital Improvement Fund to the Residential Street Lighting Upgrade project (Account No. PW220010); and
- 3) Appropriate \$923,150, from Measure SFS Fund to the Project (Account No. PW220010) for street lighting system upgrades in commercial areas on Alondra Boulevard and Telegraph Road; 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.

21. RESOLUTION NO. 9986 – IMPLEMENTING ON-STREET PARKING RESTRICTIONS IN THE VICINITY OF 9834 JORDAN CIRCLE (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9986 to prohibit the parking of vehicles on the street at all times on the north side of Jordan Circle from 718 feet north/east of its intersection with McCann Drive and to a point 140 feet easterly thereof; and

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

22. AUTHORIZE FINANCE DIRECTOR TO ENTER INTO IN TO A TAX-EXEMPT LEASE AGREEMENT WITH BANK OF AMERICA TO FINANCE THE PURCHASE OF FIRE RESCUE AND VARIOUS OTHER VEHICLES AND EQUIPMENT (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the purchase of three Type 1 ambulances from Redsky Emergency Vehicles not to exceed \$1,533,334.
- 2) Authorize the purchase of Hazardous Materials Vehicle and Apparatus not to exceed \$1,816,000.
- 3) Authorize the purchase of various public works vehicles and equipment not to exceed \$700,000 from various vendors.
- 4) Finance Command Vehicle previously authorized in an amount not-to-exceed \$300,000
- 5) Authorize the Director of Finance to enter into a tax-exempt lease agreement with Bank of America, N.A. to finance various vehicles and equipment, over a 10 to 15-year term at an interest rate of not-to-exceed 4.0%, in an amount not-to-exceed \$4.5 million including cost of issuance and fees.
- 6) Approve Reimbursement Resolution No. 9990 declaring the intent to finance various vehicle and equipment purchases authorized herein with a tax-exempt loan.

23. AUTHORIZE THE CITY MANAGER TO ENTER INTO PROFESSIONAL SERVICES AGREEMENTS WITH DEODATE AND NORTH STAR ALLIANCES FOR THE REGIONAL MULTI-JURISDICTIONAL COALITION (BIG 4) TO PROMOTE LEGISLATIVE INTIATIVES TO FURTHER ECONOMIC DEVELOPMENT AND KEY POLICY OBJECTIVES (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Direct the City Manager to a Professional Services Agreement with North Star Alliances Not-To-Exceed \$385,000 to provide Phase 1 Internal/External Strategic Communication Services to the Regional Multi-Jurisdictional Coalition (Big 4).
- 2) Direct the City Manager to a Professional Services Agreement with North Star Alliances Not-To-Exceed \$280,000 to provide Phase 1 Real Estate Strategic Services to the Regional Multi-jurisdictional Coalition (Big 4).

24. FISCAL YEAR 2025-2026 FIRST QUARTER BUDGET REVIEW AND POSITION ADJUSTMENTS (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve staff recommendation of an additional \$812,415 to General Fund expenditures detailed in Attachment A;
- 2) Approve new positions (Attachment A):
 - Four (4) new full-time positions to support Emergency Medical Services
 - Two (2) new full-time positions to support Code Enforcement Services
 - One (1) new full-time position to support Parks and Recreation special events
- 3) Approve position reclassifications and salary modifications (Attachment A):
 - Three (3) reclassifications of existing full-time positions
 - One (1) full-time hire to support Information Technology Services
- 4) Approve one (1) hourly contracted position for temporary Accounting Services.
- 5) Approve and adopt the attached revised salary schedule.

25. ON-CALL PETROLEUM ENGINEERING SERVICES – AUTHORIZATION TO ADVERTISE A REQUEST FOR QUALIFICATIONS (RFQ) (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Find that the advertisement of a Request for Qualifications (RFQ) for On-Call Petroleum Engineering Services is exempt from the requirements of the California Environmental Quality Act (CEQA);
- 2) Authorize the Director of Community Development to advertise an RFQ for On-Call Petroleum Engineering Services; and
- 3) Take such additional, related action that may be desirable.

26. FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR PETROLEUM ENGINEERING AND WELL ABANDONMENT CONSULTING SERVICES WITH PR FIELD SERVICES, INC. (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Determine that the approval and execution of the First Amendment to Professional Services Agreement for Petroleum Engineering and Well Abandonment Consulting Services with PR Field Services, Inc. (First Amendment) is exempt from the requirements of the California Environmental Quality Act (CEQA);
- 2) Authorize the City Manager/Executive Director to execute the First Amendment in substantially the form presented, with such minor modifications as approved by the City Attorney, to increase the not-to-exceed amount from \$50,000 to \$100,000; and

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

27. APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT WITH JHC-ACQUISITIONS LLC (JAMBOREE HOUSING CORPORATION) FOR THE POTENTIAL DEVELOPMENT OF THE GUS VELASCO NEIGHBORHOOD CENTER PROPERTY, INCLUDING AN AFFORDABLE HOUSING DEVELOPMENT AND A REPLACEMENT COMMUNITY CENTER (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Exclusive Negotiation Agreement (ENA) between the City of Santa Fe Springs and JHC-Acquisitions LLC (an affiliate of Jamboree Housing Corporation) (Developer) for the potential ground lease, subdivision, and redevelopment of the city-owned Gus Velasco Neighborhood Center property located at 9255 Pioneer Boulevard (Site);
- 2) Authorize the City Manager to execute the ENA in substantially the form presented, with such minor modifications and clarifying revisions as approved by the City Attorney; and
- 3) Take such additional, related action that may be desirable.

28. DECLARING A PORTION OF THE PROPERTY LOCATED AT 9255 PIONEER BOULEVARD (APN: 8001-003-934) AS EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Find that this action is exempt from environmental review under the California Environmental Quality Act (CEQA); and
- 2) Adopt Resolution No. 9987, declaring that a portion of the city-owned property located at 9255 Pioneer Boulevard (APN 8001-003-934) is “exempt surplus land” pursuant to the Surplus Land Act (Government Code Sections 54221(f)(1)(A) and 37364).

29. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH MAJOR LEAGUE SOFTBALL, INC., FOR ADULT SOFTBALL LEAGUE SERVICES (PARKS AND RECREATION)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the award of RFP 26-3 to Major League Softball, Inc. to operate the City’s adult softball league programming; and
- 2) Authorize the City Manager to enter into a Professional Services Agreement with Major League Softball, Inc., subject to City Attorney approval as to form; and

- 3) Authorize the City Manager to approve minor amendments and extensions to the agreement as needed to ensure continuity of services; and
- 4) Direct the City Attorney to make clarifying changes necessary to effectuate the intent of the Agreement; and
- 5) Take such additional, related action that may be desirable.

30. AUTHORIZATION TO NEGOTIATE AND EXECUTE A FACILITY USE AGREEMENT WITH ASOCIACIÓN DE JALISCIENSES UNIDOS EN ACCIÓN FOR SHORT-TERM USE OF THE CITY-OWNED NTMA FACILITY (PARKS AND RECREATION)

RECOMMENDATION: It is recommended that the City Council:

- 1) Determine that the proposed negotiation and execution of a Facility Use Agreement with Asociación de Jaliscienses Unidos en Acción (AJUA) for the short-term use of designated spaces within the former National Tooling & Machining Association (NTMA) facility located at 12131 Telegraph Road (Agreement) is exempt from the requirements of the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 *et seq.*) pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*) Section 15304 (Class 4 - Minor Alterations to Land) and Section 15061(b)(3) (Common Sense Exemption); and
- 2) Authorize the City Manager to negotiate and execute the Agreement, for a monthly amount of three hundred dollars (\$300) and a term set to expire on March 31, 2026, subject to City Attorney approval as to form; and
- 3) Authorize the City Manager, in consultation with the City Attorney, to approve minor amendments and extensions to the Agreement as needed to ensure continuity of use; and
- 4) Direct the City Attorney to make clarifying changes to the Agreement as necessary to effectuate the intent of the Agreement; and
- 5) Take such additional, related action that may be desirable.

31. ADOPTION OF REVISED FACILITY RESERVATION AND USE POLICY (FRUP) (PARKS AND RECREATION)

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt the revised Facility Reservation and Use Policy (FRUP); and
- 2) Take such additional, related action that may be desirable.

32. STATE HOMELAND SECURITY PROGRAM FUNDS – AWARD OF PURCHASE TO AUTO PULSE NXT EQUIPMENT (FIRE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Award of purchase to Zoll Medical Corporation, in the amount of \$87,670.86 for Auto Pulse NXT system(s) and equipment.
- 2) Take such additional, related, action that may be desirable.

33. AGREEMENT WITH 789, INC. FOR BRAND ROLL-OUT AND APPLICATION SERVICES (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve a sole-source agreement with 789, Inc for a Tier 3 brand roll-out and design application services to support implementation for the City's new brand identity, logo, and visual system; and
- 2) Authorize the City Manager to execute the agreement and any subsequent amendments, subject to approval by the City Attorney as to form; and
- 3) Take such additional, related, action that may be desirable.

34. INTERSTATE 5 CONSORTIUM CITIES JOINT POWERS AGREEMENT – EIGHTH AMENDMENT TO THE AGREEMENT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Eighth Amendment to the amended Interstate 5 Consortium Cities Joint Powers Agreement; and
- 2) Authorize the Mayor to execute the Eighth Amendment; and
- 3) Take such additional, related, action that may be desirable.

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

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

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

None.

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

The City Council wished everyone in attendance a Merry Christmas.

ADJOURNMENT

Mayor Rounds adjourned the meeting at 8:07 p.m. to Tuesday, December 9, 2025 at 12:00 p.m.

William K. Rounds
Mayor

ATTEST:

Maribel Garcia
City Clerk

Date



CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

BY: Maribel Garcia, City Clerk

SUBJECT: RENEWAL OF FIVE-YEAR WEED ABATEMENT SERVICES AGREEMENT WITH THE COUNTY OF LOS ANGELES DEPARTMENT OF AGRICULTURAL COMMISSIONER/WEIGHTS AND MEASURES

DATE: January 27, 2026

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Approve the renewal of a five-year services agreement between the City of Santa Fe Springs and the County of Los Angeles Department of Agricultural Commissioner/Weights and Measures for weed abatement services.

FISCAL IMPACT

N/A

BACKGROUND

The County of Los Angeles, acting through its Agricultural Commissioner/Director of Weights and Measures, has been providing weed abatement services for the City of Santa Fe Springs, under a renewable five-year weed abatement services agreement between the two agencies.

The purpose of the weed abatement program is to remove the nuisance created on certain private properties by weeds and debris. The nuisances are potential fire hazards and serve as a haven for rodents and vectors.

In order to continue weed abatement services with the County of Los Angeles, the renewed agreement must be approved by Council. If approved, the agreement will be effective July 1, 2026 through June 30, 2031.

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

N/A

ATTACHMENT(S):

A. Weed Abatement Services Agreement (5-Year Term)

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

WEED ABATEMENT SERVICE

AGREEMENT

THIS AGREEMENT, dated upon execution by both parties is made by and between the County of Los Angeles, hereinafter referred to as "County," and the CITY OF SANTA FE SPRINGS, hereinafter referred to as "City."

RECITALS:

(a) The City is desirous of contracting with the County for the performance of weed abatement functions within its boundaries on unimproved and designated improved properties by the County of Los Angeles, acting through its Agricultural Commissioner/Director of Weights and Measures.

(b) The County is agreeable to rendering such weed abatement services on the terms and conditions hereinafter set forth in this Agreement.

(c) This Agreement is authorized and provided for by the provisions of Section 56 ½ of the Charter of the County of Los Angeles and California Government Code (Government Code) section 51301 and is permissible in accordance with Government Code sections 54980 and 54981.

THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The County agrees, through the Agricultural Commissioner/Director of Weights and Measures, to provide weed abatement services within the corporate limits of the City in accordance with the provisions of Government Code sections 39560 through 39588.

Such services shall encompass the weed abatement duties and functions of the type coming within the jurisdiction of and customarily rendered by the County of Los Angeles Department of Agricultural Commissioner/Weights and Measures under the Charter of County and the statutes of the State of California.

The level of service shall be the same basic level of weed abatement service that County otherwise provides for in the unincorporated areas of the County of Los Angeles by said Agricultural Commissioner/Director of Weights and Measures.

The County shall have the discretion to terminate services on tax default parcels.

The rendition of such services, the standard of performance, and other matters incidental to the performance of such services, and the control of personnel so employed shall remain at the discretion of the County.

The standard for hazardous vegetation clearance shall be equivalent to the Los Angeles County Fire Code, sections 325.2.1 and 325.2.2 being the same that applies in the unincorporated areas of the County of Los Angeles unless some other standard is requested by the City in writing and agreed to by County.

2. To facilitate the performance of said functions, it is hereby agreed that the County shall have full cooperation and assistance from the City Council and other City officer, agents, and employees.

3. For the purpose of performing said functions, County shall furnish and supply all necessary labor, supervision, equipment, and supplies necessary to maintain the level of service to be rendered hereunder.

4. The County shall perform the work contemplated with resources available within its own organization and no portion of the work shall be subcontracted, except that the County may subcontract specialized equipment and/or services pursuant to County procurement procedures using a competitive bidding process.

5. No City Employee as such shall be utilized for providing services rendered by County, and no person employed hereunder shall have any City pension, civil service, or any status or right.

For the purpose of performing such services and functions, and for the purpose of giving official status to the performance thereof where necessary, every County officer and

employee engaged in the performance of any service hereunder shall be deemed to be an officer or employee of said City while performing services for said City, which services are within the scope of this Agreement and are purely municipal functions.

6. City shall not be called upon to assume any liability for the direct payment of any salaries, wages, or other compensation to any County personnel performing services hereunder for the County, or any liability other than that provided for in this Agreement.

Except as herein otherwise specified, the City shall not be liable for compensation and/or indemnification to any County employee for any injury or sickness arising out of their employment.

7. The parties hereto have executed an Assumption of Liability Agreement approved by the Board of Supervisors on December 27, 1977 and/or a Joint Indemnity Agreement approved by the Board of Supervisors on October 8, 1991. Whichever of these documents the City has signed later in time is currently in effect and is hereby made a part of and incorporated into this Agreement as if set out in full herein. In the event that the Board of Supervisors later approves a revised Joint Indemnity Agreement and the City executes the revised Agreement, the subsequent Agreement as of its effective date shall supersede the Agreement previously in effect between the parties hereto.

The City understands and agrees that the fire protection indemnity provided in the Government Code sections 850 and 850.2 applies to the County for work pursuant to this Agreement.

8. This Agreement shall be effective commencing July 1, 2026, through June 30, 2031, unless sooner terminated as provided for herein.

The City may terminate this Agreement as of thirty-first day of December of any year upon notice in writing to the County on or before September 30 of the same year. The County may terminate this Agreement at any time and for any reason upon thirty (30) days' prior written notice to the City.

9. The City, acting through its City Council, will perform the necessary functions required of the legislative body to which is referred in Government Code sections 39560 through 39588, as they relate to the execution of this Agreement.

10. If the City fails to adopt a resolution declaring that weeds upon parcels of property located within the City to be a public nuisance pursuant to Government Code section 39561, then the County shall have no obligation to carry out its duties under this Agreement until such year that the City does adopt such resolution, unless the City's failure occurs in the final year of this Agreement, which shall mean the Agreement terminates.

11. It is the intent of this Agreement that the Agricultural Commissioner/Director of Weights and Measures of the County shall constitute the public officer designated by the City Council to perform the duties imposed by Government Code section 39560(a), and that the City Council of said City shall perform the duties of the legislative body as set forth in said section.

12. For and in consideration of the rendition of the foregoing services by the County, the City agrees that the costs of abating such weeds shall be assessed in the manner set forth in Government Code sections 39573 to 39585, and that upon collection of such assessments, they will be paid over to the County.

13. Each parcel, except tax-exempt parcels, upon which weeds, brush or rubbish are declared to be a public nuisance pursuant to paragraph 9 of this Agreement shall be assessed the current Board of Supervisors approved inspection fee whether or not it was necessary to perform abatement work upon the parcel.

14. The parties hereto contemplate that the services of the County are limited to weed abatement work and agree that such services are for no other or additional work.

15. This Agreement contains the entire Agreement between the County and the City for weed abatement services. This Agreement may not be modified except by formal amendment executed by the duly authorized representatives of the parties hereto.

16. Notices regarding this Agreement shall be addressed as follows:

COUNTY:

Adrian Zavala

Deputy Director

Los Angeles County Department of Agricultural Commissioner/

Weights & Measures

12300 Lower Azusa Road

Arcadia, California 91006-5872

CITY:

Fernando N. Munoz

City Clerk

City of Santa Fe Springs

11710 E. Telegraph Road

Santa Fe Springs, California 90670

IN WITNESS HEREOF, the CITY OF SANTA FE SPRINGS, by motion duly adopted by its City Council, caused this Agreement to be signed by its Mayor and attested by its Clerk, and the County of Los Angeles, by order of its Board of Supervisors, has caused these presents to be subscribed by the Chair of said Board and seal of said Board to be affixed thereto and attested by the Clerk of the Board.

CITY OF SANTA FE SPRINGS

By _____
Mayor

COUNTY OF LOS ANGELES

By _____
Chair, Board of Supervisors

ATTEST:

By _____
City Clerk

ATTEST:

EDWARD YEN, Executive Officer
Executive Office of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON

County Counsel

By  _____
BLAINE MCPHILLIPS
Deputy County Counsel



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: Julio F. Morales, Director of Finance

SUBJECT: **APPROVE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH SNOW N GO ACCOUNTING, PC**

DATE: January 27, 2026

RECOMMENDATION:

It is recommended that the City Council:

- 1) Authorize the City Manager to execute an amendment with Snow N Go Accounting, PC for bank reconciliation and general accounting services; and
- 2) Take such additional, related action that may be desirable.

FISCAL IMPACT

If approved, this amendment will increase the not-to-exceed total from \$25,000 to \$75,000. Funds for this expenditure are available in Account Code 10101210 – 542050 (General Fund – Finance Administration – Contract Services). As of the date this staff report was written, the remaining balance is less than \$7,500 with five (5) months remaining.

Additionally, due to staff turnover in related positions within the Department of Finance, significant salary savings are projected by the end of the fiscal year. If needed, funds from this projected savings will be used to cover expenses.

BACKGROUND

In August 2025, the City entered into an agreement with Snow N Go Accounting, PC (formerly “Shannon Norris”) for bank reconciliation and general accounting services. This agreement was established under the authority of the Director of Finance for \$25,000.

CITY COUNCIL AGENDA REPORT – MEETING OF JANUARY 27, 2026
Approve Professional Services Agreement with Snow N Go Accounting, PC
Page 2 of 3

This service has essentially been assisting the Department in completing various tasks related to bank reconciliations. Significant progress has been made, but additional work is required to get the Department fully up-to-date and establish monthly protocols for future reconciliations. Furthermore, since this service was established, the Department has experienced turnover in various positions. Positions experiencing turnover include the Principal Accountant and the Account Clerk, both assigned to various revenue-related tasks. For these reasons, additional services from this consultant are required.

DISCUSSION

It is recommended that the City Council approve the attachment amendment to the agreement with Snow N Go Accounting, PC.

The amendment makes two (2) revisions to the original agreement. First, it acknowledges a name change to the formal business name “Snow N Go Accounting, PC”. Second, the amendment will increase the not-to-exceed amount by \$50,000 to \$75,000. This increase will allow the Finance Department to continue using them to provide accounting services necessary to manage the City’s finances.

Approving this amendment is expected to assist the Finance Department with accomplishing the following specific objectives:

- Ensure timely completion of critical accounting functions and regulatory deadlines
- Prevent potential backlogs that could impact financial reporting accuracy
- Provide stability while leadership thoroughly completes the recruitment process for permanent staff
- Offers a cost-effective option for support without potentially overworking permanent and/or creating overtime costs

The services provided by Snow N Go Accounting, PC, are professional/specialized in nature as defined in the City’s Municipal Code. For this reason, staff can bypass the bidding process using the exception identified in Santa Fe Municipal Code Section 34.18(A)(1) – Purchase by Bidding Required Generally; Exceptions, which states:

Purchases of supplies, equipment, and services shall be made pursuant to the procedures outlined in this subchapter, except for the following:

*Professional and special services, including, but not limited to, **financial**, economic, **accounting**, engineering, legal, administrative, technology, education and instruction, medical, and entertainment.*

SUMMARY/NEXT STEPS

It is recommended that the City Council approve the attached amendment to the agreement with Snow N Go Accounting, PC, for bank reconciliation and general accounting services. Upon approval of this amendment, the City will acknowledge a business name change and increase the not-to-exceed expenditure total to \$75,000.

ATTACHMENT(S):

Attachment A – Amendment No. 1 to Agreement

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

**CITY OF SANTA FE SPRINGS
FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
WITH
SNOW N GO ACCOUNTING, PC. previously SHANNON JANAE NORRIS**

THIS FIRST AMENDMENT (hereinafter, "First Amendment") to that certain agreement entitled "PROFESSIONAL SERVICES AGREEMENT WITH SHANNON JANAE NORRIS," dated August 15, 2025 (the "Master Agreement"), is hereby made and entered into this ____ day of _____ 2026 (the "Effective Date") by and between the City of Santa Fe Springs, a municipal corporation ("City") and Snow N Go Accounting, a California Professional Corporation ("Consultant"), previously "Shannon Janae Norris." For purposes of this First Amendment, the City and Consultant may be collectively referred to as the "Parties" and individually referred to as a "Party," as appropriate.

RECITALS

WHEREAS, the Parties executed and entered into the Master Agreement for professional consulting services related to bank reconciliation; and

WHEREAS, the Master Agreement is attached and incorporated hereto as **Exhibit "A"**; and

WHEREAS, to prevent interruption of Consultant's services, the Parties now agree to increase compensation, change the name of the Consultant, and amend the scope of work to reflect these changes; and

WHEREAS, the execution of this First Amendment was approved by the City Council at its Regular Meeting on _____, 2026 under agenda item no. ____.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

SECTION 1. The "Not-to-Exceed Sum" in subsection "A" in Section 4 (Payment of Compensation) of the Master Agreement is hereby amended to "Seventy-Five Thousand Dollars (\$75,000.00)." Subsection "A" of Section 4 shall hereby read as follows:

"Consultant's total compensation for the performance of all Work contemplated under this Agreement shall not exceed Seventy-Five Thousand Dollars (\$75,000.00) (the "Not-to-Exceed Sum"), during the Term of this Agreement, unless additional payment is first approved as provided in this Agreement. In the event Consultant's charges are projected to exceed the Not-to-Exceed Sum prior to the expiration of this Agreement, City may suspend Consultant's performance for the relevant Work pending City approval of any anticipated expenditures in excess of the Not-to-Exceed Sum or any other City approved amendment to the compensation terms of this Agreement."

SECTION 2. The Scope of Work, attached as "EXHIBIT A" to the Master Agreement, is hereby deleted. An "Amended Scope of Work" reflecting the change in the "Not-to-Exceed Sum" is incorporated herein and attached to this First Amendment as **Exhibit "B"**.

SECTION 3. The name of the Consultant is hereby amended from "Shannon Janae Norris" to "Snow N Go Accounting, PC."

SECTION 4. Section 9 (Consultant Representative) of the Master Agreement is hereby amended to read as follows:

"Consultant hereby designates Shannon Janae Norris, Chief Executive Officer, to act as its representative for the performance of this Agreement (the "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 his/her designee will supervise and direct the performance of the Work, using his best skill and attention, and will be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Work under this Agreement. Notice to the Consultant Representative will constitute notice to Consultant."

SECTION 5. Except as otherwise set forth in this First Amendment, the Master Agreement, as amended by way of this First Amendment, shall remain binding, controlling, and in full force and effect. Notwithstanding Section 35 of the Master Agreement this First Amendment, together with the Master Agreement, shall constitute the entire, complete, final, and exclusive expression of the Parties with respect to the matters addressed in both documents.

SECTION 6. In the event of any conflict or inconsistency between the provisions of this First Amendment and the provisions of the Master Agreement, the provisions of this First Amendment shall govern and control to the extent of the conflict or inconsistency and no further.

[Signatures on next page]

IN WITNESS WHEREOF, the Parties hereto have caused this First Amendment to be executed on the Effective date, appearing above.

CITY OF SANTA FE SPRINGS

SNOW N GO ACCOUNTING, PC.

William K Rounds, Mayor

Shannon Janae Norris,
Chief Executive Officer

Date: _____

Date: _____

ATTEST:

Fernando Munoz, City Clerk

APPROVED AS TO FORM:

Rick Olivarez, City Attorney

Attachments:	Exhibit A	Master Agreement
	Exhibit B	Amended Scope of Work

EXHIBIT “A”

MASTER AGREEMENT DATED AUGUST 15, 2025

EXHIBIT “B”

AMENDED SCOPE OF WORK

Consultant shall provide accounting advisory service to the City of Santa Fe Springs. The scope of the assignment will focus on the City’s bank reconciliation process.

The City is delayed in completing this task. The bank reconciliation has been completed through FY-23-24. Consultant’s role will be to update/complete the City’s bank reconciliation process for the past fiscal year (FY 24-25). Consultant’s scope of services will focus on bank statement review and reconciliation, which shall include:

1. Review the City’s current Bank Reconciliation Process
2. Assess current assignment and work flow of accounting personnel.
3. Assist the City in clearing of outstanding transactions, and performing necessary calculations to reconciliation bank and Tyler Munis daily balance.
4. Resolve any discrepancies related to: timing differences, bank errors or charges, missing or duplicate transactions, unauthorized or fraudulent transactions, and data entry errors.
5. Identify areas of concerns for potential errors and fraud
6. Draft new written procedures that incorporate recommendations for process enhancements.

Consultant shall also ensure adherence to regulatory requirements and internal controls related to financial record-keeping.

Consultant shall complete the assignment though a combination of on-site and remote work. Consultant anticipates that they will visit the City, in person, at least one day per week (for 4-6 hours)

Proposed Fees

Consultant shall provide the services outlined in the scope of services on a time and materials basis. Consultant shall bill at an hourly rate of \$130 per hour.

Consultants fees shall not exceed \$75,000, including the reimbursement of mileage, travel and other expenses.



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: Julio Morales, Director of Finance

SUBJECT: **AUTHORIZE ISSUING BLANKET PURCHASE ORDERS TO LN CURTIS FOR VARIOUS SUPPLIES AND EQUIPMENT FOR POLICE AND FIRE**

DATE: January 27, 2026

RECOMMENDATION:

It is recommended that the City Council:

- 1) Authorize increasing the City's existing blanket purchase order to LN Curtis & Sons (Curtis) to \$165,000 for various supplies and equipment for Police and Fire services; and
- 2) Authorize issuing a City-wide blanket purchase order to Curtis for Fiscal Year 2026 – 27 in the amount of \$175,000; and
- 3) Authorize issuing a City-wide blanket purchase order to Curtis for Fiscal Year 2027 – 28 in the amount of \$185,000; and
- 4) Take such additional, related action that may be desirable.

FISCAL IMPACT

If approved, the City's existing contract/blanket purchase order (3260087) with Curtis will be increased from \$50,000 to \$165,000 for purchases through the end of the fiscal year (June 30, 2026). This amount will cover any outstanding invoices and provide sufficient funds for additional expenses.

In addition, Staff is seeking authorization to issue a contract/blanket purchase order for \$175,000 for Fiscal Year 2026 – 27 and \$185,000 for Fiscal Year 2027 - 2028. An increase has been factored into the amounts for subsequent fiscal years to account for

AUTHORIZE ISSUING PURCHASE ORDER TO LN CURTIS & SONS

Page 2 of 3

potential inflation, regulatory changes impacting pricing, and potential increases to expenditure activity.

Purchase orders and invoice payments will be generated as needed, based on funds available in the requesting department's budget. Staff must verify the availability of funds before making a purchase and take action to increase budgetary appropriations if needed.

BACKGROUND

Each year, the City purchases various supplies and equipment required for the City's Police Services and Fire Department staff to conduct their duties. These items include, but are not limited to: uniforms, tools, personal protective equipment, and other firefighting and suppression devices. The City has regularly used Curtis to purchase the necessary items because their products are reliable and meet and/or exceed national, state, and local safety standards.

During Fiscal Year 2024 – 2025 (July 1, 2024 – June 30, 2025), the City had a total of \$94,182 in purchases from Curtis. Fiscal Year-to-Date, the City currently has a little over \$50,000 in purchases from Curtis. Staff is seeking to establish a long-term purchase order with Curtis to ensure that sufficient funds are available during the current fiscal year and the two (2) subsequent fiscal years.

DISCUSSION

To acquire the necessary supplies and equipment for the City's Police Services and Fire-Rescue Departments, Staff requests that City Council approve an increase to the City's current blanket contract/purchase order with Curtis. If approved, the blanket contract/purchase order will be increased to \$ 165,000 from \$50,000. Furthermore, staff is requesting authorization to issue purchase orders for Fiscal Year 2026 – 27 and Fiscal Year 2027 - 28 for purchases during those periods.

As a member of various purchasing cooperatives, such as Omnia Partners, Sourcewell, and the National Purchasing Partners, the City has access to multiple competitively bid contracts for obtaining items and services. LN Curtis has been awarded several agreements through the cooperatives (See Attachment A). The City is authorized to use these contracts to purchase items as needed.

Staff has the local authority to use these contracts pursuant to Santa Fe Springs Municipal Code Section 34.18(B)(2) – Purchase by Bidding Required Generally; Exceptions, which states:

Purchases of supplies, equipment, and services shall be made pursuant to the procedures set forth in this subchapter, except for the following:

Cooperative or piggyback purchasing, which may consist of the following:

AUTHORIZE ISSUING PURCHASE ORDER TO LN CURTIS & SONS

Page 3 of 3

Contracts with suppliers who have been awarded contracts by the state or other local agencies for the purchase of supplies, equipment, and services under a competitive bidding process.

Establishing this purchasing agreement will allow the City's first responders to continue delivering emergency services to the community while ensuring safety, capability, and readiness.

SUMMARY/NEXT STEPS

It is recommended that City Council authorize the increase in the existing blanket purchase order with Curtis to \$165,000. This amount will ensure that supplies and equipment necessary to perform essential public safety duties are easily accessible and available when needed. Furthermore, staff requests authorization to issue a blanket purchase orders for Fiscal Year 2026 – 27 in the amount of \$175,000 and Fiscal Year 2027 – 28 in the amount of \$185,000.

ATTACHMENT(S):

Attachment A – LN Curtis Cooperative Contract List

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

SHOP DEALS FOR BIG SAVINGS - ADD TO CART FOR BEST PRICING



CO-OP CONTRACTS

[Home](#)

What are National Cooperative Contracts?

- These contracts are publicly and competitively solicited and awarded through a Request for Proposal (RFP) with a stringent proposal evaluation process.
- The RFPs incorporate the required language that allows many public agencies across the nation to access (piggyback) the resulting contracts.

What are the advantages to the buyer to use our National Cooperative Contracts?

- Our contracts offer an extensive portfolio of products and services at discounted prices, representing the most popular equipment and services in demand.
- As a member of Sourcewell or NPPGov, you can save time and money while expediting the procurement process.

Sourcewell and NPPGov registered agencies are authorized to buy from the Curtis awarded cooperative contracts listed below.

CONTRACT DETAILS

- **Contract #020124-LNC**, Firefighting Equipment and Rescue Tools with Related

CONTRACT DETAILS

- **Contract #PS20015**, Firefighting Equipment

Supplies and Accessories

- **Contract #010424-LNC**, Firefighting Personal Protective Equipment (PPE) with Related Equipment Cleaning
- **Contract #011824-LNC**, Self-Contained Breathing Apparatus (SCBA) and Breathing Air Systems with Related Equipment

- **Contract #PS20060**, Firefighter Personal Protective Equipment (PPE)
- **Contract #PS20105**, Firefighter Self-Contained Breathing Apparatus (SCBA)

PRODUCT OFFERING

Sourcewell & NPPGov | *Partial listing, please see contract for specific details*

- SCBA, Compressors, Fill Stations and other Breathing Air Equipment
- Search, Rescue and Extrication Equipment
- Structural Firefighting PPE and Equipment
- Fire Hose, Pumps, Nozzles, Valves and other Water Flow Equipment
- HazMat PPE and Equipment
- Wildland Firefighting PPE and Equipment
- Thermal Imagers and Situational Awareness Tools
- Product Cleaning and Maintenance Services

*We can help you get started. **Contact us** with any questions.*



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: Julio F. Morales, Director of Finance

SUBJECT: AUTHORIZE CITY MANAGER TO AMEND TAX-EXEMPT LEASE AGREEMENT WITH BANK OF AMERICA TO FINANCE THE PURCHASE OF FIRE RESCUE VEHICLES AND EQUIPMENT

DATE: January 27, 2026

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Authorize the purchase of Fire Chief Emergency Response Vehicle not to exceed \$75,916.
- 2) Authorize the purchase of Assistant Fire Chief Emergency Response Vehicle not to exceed \$49,200.
- 3) Authorize the purchase of Fire Inspector Vehicle not to exceed \$40,000.
- 4) Authorize the Director of Finance to amend the tax-exempt lease agreement with Bank of America, N.A., to finance various vehicles and equipment, over a 6-year term at an interest rate of not-to-exceed 4.0%, in an amount not-to-exceed \$166,000.

FISCAL IMPACT

Authorize the Director of Finance to amend the tax-exempt lease agreement with Bank of America, N.A., to finance various vehicles and equipment, over a 6-year term at an interest rate of not-to-exceed 4.0%, in an amount not-to-exceed \$166,000. The annual payment will be approximately \$30,900.

Master Equipment Lease

Page 2 of 3

BACKGROUND/DISCUSSION

The City approved a tax-exempt lease agreement with Bank of America on December 2, 2025, to finance \$4.5 million in vehicle and equipment purchases. This amendment to the lease agreement will finance an additional three Fire Emergency Response and Fire Inspection vehicles:

- Fire Chief Emergency Response Vehicle (Chevrolet Tahoe LT) totaling \$75,916. To be financed over 6 years at 4.0%, for an annual payment equal to approximately \$14,200.
- Assistant Fire Chief Emergency Response Vehicle (Ford Explorer XLT) totaling \$49,200. To be financed over 6 years at 4.0%, for an annual payment equal to approximately \$9,200.
- Fire Inspector Vehicle (Chevrolet Trax LT) totaling \$40,000. To be financed over 6 years at 4.0%, for an annual payment equal to approximately \$7,500.

The City will establish a separate lease payment schedule for each vehicle, depending on the expected useful life of the vehicle/equipment.

ANALYSIS

Financing these purchases will enable the City to make more affordable annual payments and hence preserve a significant balance in the Vehicle/Equipment fund for future purchases. The vehicles and equipment will be paid using a tax-exempt loan of 4.0% or less. By financing these costs, the City would be able to retain the balance in the vehicle equipment replacement fund invest the funds at a taxable rate.

ENVIRONMENTAL

None.

SUMMARY/NEXT STEPS

The Payment Schedule for each group of equipment has not yet been finalized. Each asset will be financed based on its expected useful life. City Staff will work with Bank of America to finalize final terms but should not exceed the projected amounts provided herein.

ATTACHMENT(S):

None.

Master Equipment Lease

Page 3 of 3

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐



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: Gus Hernandez, Director of Parks & Recreation

SUBJECT: **AUTHORIZATION TO ADVERTISE REQUEST FOR PROPOSAL FOR STAGE, SOUND, LIGHTING, TRUSS STRUCTURES, AND VIDEO PRODUCTION SERVICES**

DATE: January 27, 2026

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Authorize staff to advertise a Request for Proposal (RFP) for Stage, Sound, Lighting, Truss Structures, and Video Production Services; and
- 2) Take such additional, related action that may be desirable.

FISCAL IMPACT

There is no direct fiscal impact associated with authorizing staff to advertise the RFP. All costs associated with these services will be determined through the proposal process and will vary based on event size and production requirements. Funding for these event-related services is approved in the respective departments budget provided by the General Fund.

BACKGROUND

The City of Santa Fe Springs hosts a variety of community events throughout the year, including concerts, festivals, and ceremonies that require professional-grade production services. Historically, the City has contracted with multiple vendors to provide stage, sound, lighting, and video production support.

To ensure continued high-quality event experiences and to maintain flexibility across multiple event types, the City is seeking to advertise a Request for Proposal (RFP) for

Page 2 of 4 **AUTHORIZATION TO ADVERTISE REQUEST FOR PROPOSAL FOR STAGE, SOUND, LIGHTING, TRUSS STRUCTURES, AND VIDEO PRODUCTION SERVICES**

Stage, Sound, Lighting, Truss Structures, and Video Production Services. This RFP will allow the City to establish agreements with qualified vendors capable of delivering professional, safe, and reliable production support for City-sponsored events of all sizes.

ANALYSIS

The proposed Scope of Work requires vendors to provide turnkey production services, including, but not limited to, :

- Stage Rental: Portable staging platforms in varying sizes (e.g., 16'x20', 20'x20', 24'x20') with risers as needed.
- Truss Support Structures: Temporary truss structures to support lighting, video, or special event needs.
- Lighting: Event lighting appropriate to venue and audience size, including general stage lighting, production lighting, and specialty lighting as required.
- Sound Systems: Scalable sound reinforcement suitable for audiences ranging from small groups (up to 500 people) to larger crowds (up to 15,000 people).
- Sound & Video Engineers: Qualified technical staff to operate sound, lighting, and video systems during events.
- Video Screens: LED or projection screens of varying sizes (e.g., 12'x20') as required for select events.
- Other Production Needs: May include videography, spotlighting, pyrotechnic sound support, or additional risers, as requested by the City.

The RFP encourages multiple vendor awards to ensure coverage and flexibility for the City's diverse event schedule. Vendors will be evaluated based on experience, technical capacity, pricing, and overall responsiveness to the RFP requirements. All vendors must demonstrate a minimum of five years of verifiable experience in live event production and maintain all required insurance and safety certifications.

ENVIRONMENTAL

N/A

DISCUSSION

The City's annual event calendar includes concerts, parades, festivals, and community celebrations that attract audiences ranging from several hundred to over 15,000 attendees. Professional production services are essential to ensuring safety, technical quality, and a positive experience for attendees.

Through this RFP, the City seeks to standardize production quality, increase cost efficiency, and strengthen relationships with experienced event production vendors. The

Page 3 of 4 **AUTHORIZATION TO ADVERTISE REQUEST FOR PROPOSAL FOR STAGE, SOUND, LIGHTING, TRUSS STRUCTURES, AND VIDEO PRODUCTION SERVICES**

multi-award approach provides flexibility in vendor selection based on event size, scope, and timing, ensuring the City's ability to meet all production needs year-round.

SUMMARY/NEXT STEPS

If approved, staff will proceed with advertising the RFP for Stage, Sound, Lighting, Truss Structures, and Video Production Services. Upon receiving and evaluating proposals, staff will return to the City Council with a recommendation for contract award(s).

ATTACHMENT(S):

- A. Proposed Draft Scope of Work
- B. Bid Specification Document

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

Scope of Work

Stage, Sound, Truss Structures, Lighting, and Video Production Services

Purpose

The City of Santa Fe Springs ("City") is soliciting proposals from qualified vendors to provide stage, sound, truss support structures, lighting, and video production services to support City-sponsored events throughout the year. The selected vendors will ensure professional-grade equipment, setup, operation, and teardown, while maintaining the highest standards of safety and quality.

The City intends to award this contract to multiple vendors. This approach ensures adequate coverage, flexibility, and availability across a variety of City events and schedules.

Services Required

The vendor shall provide turnkey event production services, including but not limited to:

- **Stage Rental:** Portable staging platforms in varying sizes (e.g., 16'x20', 20'x20', 24'x20') with risers as needed.
- **Truss Support Structures:** Temporary truss structures to support lighting, video, or special event needs.
- **Lighting:** Event lighting appropriate to venue and audience size, including general stage lighting, production lighting, and specialty lighting as required.
- **Sound Systems:** Scalable sound reinforcement suitable for audiences ranging from small groups (up to 500 people) to larger crowds (up to 15,000 people).
- **Sound & Video Engineers:** Qualified technical staff to operate sound, lighting, and video systems during events.
- **Video Screens:** LED or projection screens of varying sizes (e.g., 12'x20') as required for select events.
- **Other Production Needs:** May include videography, spotlighting, pyrotechnic sound support, or additional risers, as requested by the City.

A detailed breakdown of equipment and services historically used for each City event, including notes on unique production needs, is included as an attachment to this document.

Technical and Operational Requirements

The vendor shall comply with the following requirements to ensure successful event delivery:

- Provide an appropriate number of high-quality wireless microphones per event, based on City needs.
- Acknowledge that event setup dates are subject to change by event and location.
- Agree to City-determined setup and cleanup times for each specific event.
- Ensure event setup is completed no less than 90 minutes prior to the scheduled event start time.
- Guarantee sound quality coverage throughout the entire event area.
- Provide the ability to sync sound and lighting for two stages simultaneously when required.
- Provide and operate their own wireless internet if needed for event production.
- Allow the City to decorate stage and backdrops prior to the event start.

Special Notes and Event-Specific Considerations

The following production notes were identified in past events and must be incorporated into planning when applicable:

- Production lights required for certain programs.
- Sound support for pyrotechnics located up to 700 feet away.
- Small risers and production spotlights for pageants and formal ceremonies.
- Videography services for select events.
- Screen or video trailer needed for outdoor movie presentations.

These notes are not exhaustive; they represent recurring requirements documented by the City. Vendors must review the full event equipment summary (see attachment) and be prepared to provide comparable services and equipment.

Deliverables

The vendor will be responsible for:

- Delivery, installation, and dismantling of all equipment.
- On-site technical staff for the duration of each event, when required.
- Ensuring all systems are fully functional prior to the start of each event.
- Providing backup equipment and technical solutions in case of failure.
- Coordination with City staff regarding event timelines and site-specific requirements.

Vendor Responsibilities

The selected vendor shall:

- Provide all necessary equipment, tools, transportation, and labor.
- Ensure all staff are trained and experienced in live event production.
- Adhere to all safety codes and regulations.
- Maintain appropriate insurance coverage as required by the City.
- Respond promptly to any issues that arise during events.

City Responsibilities

The City will:

- Provide site access and event schedules.
- Coordinate site logistics (power, security, access, and permits).
- Designate a City representative for vendor coordination.

General Requirements

- All work must be performed in a professional manner consistent with industry standards.
- Equipment must be properly maintained and in good working condition.
- The vendor must demonstrate flexibility to adapt services based on the size and scope of each event.
- The vendor must comply with all local, state, and federal regulations.

- The vendor must be prepared to perform services and operate equipment in all weather conditions, including but not limited to rain, wind, and extreme temperatures, and ensure that all systems remain safe, functional, and properly protected from the elements.

Vendor Qualifications

The City requires that all vendors demonstrate the following minimum qualifications to be considered for selection:

- **Experience:** Minimum of 5 years of verifiable experience in providing stage, sound, lighting, and video services for large-scale public events, preferably with similar government municipalities.
- **References:** At least three references from clients with similar event production requirements (e.g., municipalities, festivals, large community events).
- **Technical Capacity:** Ownership or guaranteed access to professional-grade staging, sound, lighting, and video equipment suitable for events up to 15,000 attendees.
- **Staffing:** Availability of qualified sound engineers, lighting designers, stagehands, and technicians to support events of varying sizes.
- **Financial Stability:** Proof of adequate insurance coverage (general liability, workers' compensation, etc.)
- **Insurance:** Proof of insurance meeting the City's minimum requirements, including general liability, automobile, and workers' compensation.
- **Compliance:** Ability to meet all safety, permitting, and regulatory requirements as outlined by the City.

Proposal Submission Requirements

Vendors responding to this Scope of Work shall provide a complete written proposal. Proposals must be clear, concise, and organized in the following format:

A. Company Qualifications

- Company history and years of experience providing event production services.
- Summary of recent, relevant projects of similar size and scope.
- References (minimum of three) from organizations for which similar services were provided.

B. Staffing & Technical Expertise

- Resumes or qualifications of key staff (engineers, technicians, project managers).
- Description of technical capabilities (sound, lighting, staging, video, special effects).
- Staffing plan for City events, including availability for multiple-day or simultaneous events.

C. Equipment & Resources

- Inventory of equipment available for staging, sound, lighting, and video.
- Description of equipment quality (e.g., wireless microphones, screens, speakers).
- Backup and contingency plan in case of equipment failure.

D. Approach & Work Plan

- Description of how the vendor will manage event setup, operation, and teardown.
- Confirmation of ability to:
 - Complete setup at least 90 minutes before event start.
 - Adjust to schedule changes as directed by the City.
 - Provide sound/lighting synchronization for two stages simultaneously.
 - Supply wireless internet when needed.
 - Ensure sound quality across entire event footprint.
- Description of how the vendor will coordinate with City staff.

E. Pricing & Fee Structure

- Detailed cost proposal (per event, per equipment type, and/or package rates).
- Hourly or flat rates for technical staff (engineers, operators, setup crew).
- Any additional costs (e.g., delivery, travel, overtime).

F. Insurance & Compliance

- Proof of required insurance coverage.
- Statement of compliance with all applicable laws, safety regulations, and City requirements.

G. Appendices (Optional)

- Marketing materials, photos of past events, or equipment specifications.

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, technical capability, 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 fees for items/services (30 points)

- *The proposed fees are reasonable.*

3. Proposed Approach & Work Plan (20 points)

- *Proposer has a clearly defined approach, strategy, and execution plan.*
- *The timeline meets the City's requirements.*
- *The proposal clearly defines what is required by the City.*

4. Responsiveness to RFP (10 points)

- *Compliance with the required format.*
- *Offered new/innovative services, suggestions, including but not limited to video quality, diversity of proposed models, network capability, and the ability to meet all City's security and community camera requirements.*
- *System features (video retention, video search capabilities, video redaction capabilities, scalability, video analytics, etc.); Ease of operation (User-friendliness/Cloud-based).*

The award of contract(s) will depend upon an evaluation of all criteria listed above. The City reserves the right to award contracts to **multiple vendors**. Event assignments will be made at the City's discretion based on event needs, vendor availability, and best value.

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.

ATTACHMENT B

[illegible]



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: CITY HALL WEST WING OFFICE RENOVATION – FINAL PAYMENT

DATE: January 27, 2026

RECOMMENDATION:

It is recommended that the City Council:

- 1) Approve the Final Payment to CTG Construction, Inc. dba C.T. Georgiou Painting Co., of Wilmington, California for \$217,000 (Less 5% Retention); and
- 2) Approve the final contract amount with CTG Construction, Inc. dba C.T. Georgiou Painting Co., in the amount of \$936,425; and
- 3) Authorize the City Manager to execute Contract Change Orders Numbers 1-7 in an aggregate amount of \$455,000; and
- 4) Take such additional, related action that may be desirable.

FISCAL IMPACT

The City Hall West Wing Office Renovation is an approved Capital Improvement Project and is funded by the Utility Users Tax (UUT) Capital Improvement Plan Fund in the amount of \$1,895,000.

The total project cost breakdown is as follows:

City Hall West Wing Office Renovation – Final Payment

Page 2 of 3

ITEM	ESTIMATED AMOUNT
Construction (Award of Contract Amount)	\$ 482,000
(Contracts Change Orders)	\$ 455,000
(Office Furniture)	\$ 450,000
(Public Counter)	\$ 60,000
(Digitize Existing Archived Full-Size Plans)	\$ 60,000
(Temporary Trailer to House Office File Cabinets)	\$ 60,000
Design	\$ 60,000
Engineering	\$ 90,000
Inspection	\$ 115,000
Total Project Cost	\$ 1,832,000

PROJECT FUNDING	AMOUNT
Utility Users Tax (UUT) Capital Improvement Fund	\$ 1,895,000

The Project is expected to close with a funding surplus of approximately \$63,000. These funds will be available for other capital improvement projects

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

BACKGROUND

The City Hall West Wing Office Renovation at 11710 Telegraph Road included new furniture and interior improvements for the Public Works, Building/Safety, Community Development, Finance, and Human Resources departments. While the North and East Wings recently received updated furniture, carpet, and paint, the West Wing office furniture had reached the end of its service life and needed replacement to accommodate more staff workstations and improved functionality.

The project scope included removing and replacing all existing office furniture. The construction contract, advertised separately from the furniture purchase, covered replacing carpet and base cove trim, abating lead and asbestos, removing popcorn ceilings south of the lobby, demolishing doors, cabinets, kitchenettes, and wallpaper, and painting all interior walls and ceilings. The project also included constructing two Plexiglas storefront offices.

ANALYSIS

On November 12, 2024, the City Council authorized the advertisement for construction bids for the subject project. The solicitation for construction bids was advertised on November 25, 2024, in accordance with the California Public Contract Code.

City Hall West Wing Office Renovation – Final Payment

Page 3 of 3

On January 21, 2025, the City Council awarded a contract to CTG Construction, Inc. dba C.T. Georgiou Painting Co. of Wilmington, CA in the amount of \$481,425.

Contract Change Order Numbers 1-7 for CTG Construction covered various additions and unforeseen conditions within the aged city hall building. The aggregate amount for the change orders is \$455,000.

ENVIRONMENTAL

Not applicable.

DISCUSSION

The completion of the City Hall West Wing Office Renovation project increased office functionality/efficiency, allowing for additional staffing, and provided an aesthetically pleasing work environment.

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 CTG Construction 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. Attachment A – Payment Detail

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

ATTACHMENT A

Payment Detail:

CITY HALL WEST WING OFFICE RENOVATION

Contractor: CTG Construction, Inc.

433 Lecouvreur Avenue
Wilmington, CA 90744

Final Payment: \$ 206,150.00

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
Contract Work									
1.	Mobilization.	1	L.S.	\$ 15,000.00	\$ 15,000.00	0%	\$ -	100%	\$ 15,000.00
2.	Provide full abatement for project area in accordance with Title 17 and HUD guidelines for proper removal for all containment items per Lead and Asbestos Report in Attachment including containment, site cleanup, barrier systems.	1	L.S.	\$ 50,000.00	\$ 50,000.00	0%	\$ -	100%	\$ 50,000.00
3.	Remove and dispose of existing carpet. Furnish and install new carpet.	10,180	S.F.	\$ 9.82	\$ 99,967.60	0	\$ -	10,180	\$ 99,967.60
4.	Remove and dispose of existing base cove. Furnish and install new base cove.	2,000	L.F.	\$ 7.50	\$ 15,000.00	0	\$ -	2,000	\$ 15,000.00
5.	Remove and dispose of existing textured ceiling (popcorn). Furnish and install new paint to ceiling.	11,110	S.F.	\$ 6.30	\$ 69,993.00	0	\$ -	11,110	\$ 69,993.00
6.	Remove and dispose of existing wall paper, acoustic wall treatment, and other wall mounted items.	1	L.S.	\$ 15,000.00	\$ 15,000.00	0%	\$ -	100%	\$ 15,000.00
7.	Furnish and install new paint to interior walls, doors, door leafs, door jambs, and stairwell handrails.	18,140	S.F.	\$ 3.03	\$ 54,964.20	0	\$ -	18,140	\$ 54,964.20
8.	Remove and dispose of sink, built-in counter tops, cabinets, and plumbing. Prepare area for new paint and carpet. Furnish and install new custom cabinetry.	1	L.S.	\$ 20,000.00	\$ 20,000.00	0%	\$ -	100%	\$ 20,000.00
9.	Remove and dispose of existing blinds. Furnish and install new sheer roller shades.	1	L.S.	\$ 20,000.00	\$ 20,000.00	0%	\$ -	100%	\$ 20,000.00
10.	Remove an dispose of existing door.	1	L.S.	\$ 1,500.00	\$ 1,500.00	0%	\$ -	100%	\$ 1,500.00
11.	Furnish and Install storefront systems, with door and door hardware.	1	L.S.	\$ 70,000.00	\$ 70,000.00	0%	\$ -	100%	\$ 70,000.00
12.	Furnish and install electrical: service, power, switching, distribution, occupancy sensors, data and communications conduits.	1	L.S.	\$ 20,000.00	\$ 20,000.00	0%	\$ -	100%	\$ 20,000.00
13.	Fabricate custom cabinetry. Furnish and install new cabinetry.	1	L.S.	\$ 30,000.00	\$ 30,000.00	0%	\$ -	100%	\$ 30,000.00
Contract Total:					\$ 481,424.80		\$ -		\$ 481,424.80

Contract Change Orders

CCO 1	Furnish/Install Tile in City Hall Southwest Entry	1	L.S.	\$ 12,000.00	\$ 12,000.00		\$ -	100%	\$ 12,000.00
CCO 2	Upgrade Electrical and Data Lines	1	L.S.	\$ 145,000.00	\$ 145,000.00		\$ -	100%	\$ 145,000.00
CCO 3	Finance Receptionist/Conference Room Modifications	1	L.S.	\$ 70,000.00	\$ 70,000.00		\$ -	100%	\$ 70,000.00
CCO 4	City Hall Roof Top Storage Room Door Frame Replacement	1	L.S.	\$ 6,500.00	\$ 6,500.00		\$ -	100%	\$ 6,500.00
CCO 5	Furnish/Install Store Front False Mullion and Frost Glass	1	L.S.	\$ 4,500.00	\$ 4,500.00		\$ -	100%	\$ 4,500.00
CCO 6	Finance Reconfiguration - Office and Conference Walls	1	L.S.	\$ 195,000.00	\$ 195,000.00	100%	\$ 195,000.00	100%	\$ 195,000.00
CCO 7	Finance Reconfiguration - Electrical & Data Upgrades	1	L.S.	\$ 22,000.00	\$ 22,000.00	100%	\$ 22,000.00	100%	\$ 22,000.00
Contract Change Order Total:					\$ 455,000.00		\$ 217,000.00		\$ 455,000.00

CONTRACT TOTAL & CHANGE ORDER TOTAL:

\$ 217,000.00

\$ 936,424.80

Total Completed Items to Date: \$ 936,424.80

CONTRACT PAYMENTS:

Total Items Completed to Date:	\$	936,424.80
Less 5% Retention:	\$	46,821.24
Less Progress Payment No 1	\$	252,902.75
Less Progress Payment No 2	\$	204,450.81
Less Progress Payment No 3	\$	226,100.00
Final Payment	\$	206,150.00

Invoice Date	Invoice No.	Warrant Billing Period		Amount	Retention Amount
		Invoice Due Date	Invoice Pay Date		
	1	04/15/2025	04/24/2025	\$ 252,902.75	\$ 13,310.67
	2	06/10/2025	06/18/2025	\$ 204,450.81	\$ 10,760.57
	3	12/09/2025	12/18/2025	\$ 226,100.00	\$ 11,900.00
	4 - Final Payment	12/16/2025	01/15/2025	\$ 206,150.00	\$ 10,850.00

	Amount	Account
Finance Please Pay:	\$ 206,150.00	PW250006
5% Retention Completed this Period:	\$ 10,850.00	270010
Recommended by Project Manager:	Robert Garcia	Robert Garcia #2232 12/16/25
Approved by PW Director:	James Enriquez, PE	



CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

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

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

SUBJECT: SANTA FE SPRINGS PARK PLAYGROUND REPLACEMENT – FINAL PAYMENT

DATE: January 27, 2026

RECOMMENDATION:

It is recommended that the City Council:

- 1) Approve the Final Payment to Dave Bang, Inc. of Tustin, California for \$27,484 (Less 5% Retention); and
- 2) Approve the final contract amount with Dave Bang, Inc. in the amount of \$487,107; and
- 3) Authorize the Director of Public Works to execute Contract Change Order Nos. 1 - 3 in an aggregate amount of \$31,388; and
- 4) Take such additional, related, action that may be desirable.

FISCAL IMPACT

The Santa Fe Springs Park Playground Replacement Project is an approved Capital Improvement Project with a budget of \$715,000.

The total project cost breakdown is as follows:

ITEM	ESTIMATED AMOUNT
Construction (Original Contract)	\$ 455,719
Construction Change Orders	\$ 31,388
Design	\$ 33,206
Engineering	\$ 68,000
Inspection	\$ 68,000
Contingency	\$ 58,687
Estimated Total Project Cost:	\$ 715,000

The project is estimated to close with a surplus of approximately \$60,000. These additional funds will be made available for other capital improvement projects.

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

BACKGROUND

On March 1, 2022, the City Council approved the replacement of the playground equipment at Santa Fe Springs Park as a Capital Improvement Project. Staff identified a Sourcewell Cooperative Purchasing Contract that was awarded to Playworld, the same manufacturer that provided the playground equipment for Lakeview Park. As an authorized representative of Playworld Equipment in California, Dave Bang and Associates, Inc. designed the playground and provided installation and site work for the project.

The project consisted of the removal of all existing playground equipment and surfacing and installation of a new playground set for 2- to 5-year-old children and one for 5- to 12-year-old children, including the playground set, climbing equipment, swings, and rubber surfacing.

ANALYSIS

Contract Change Orders Numbers 1-3 for Dave Bang, Inc. covered various additional and unforeseen conditions within the project area and scope. The aggregate amount for change orders is \$31,388.

ENVIRONMENTAL

N/A

DISCUSSION

The completion of the Santa Fe Springs Park Playground Replacement project has provided new and upgraded equipment playsets, revitalized the surrounding existing concrete improvements, and replaced the wood chip surfacing with rubber surfacing. The new playground provides an exciting place to gather for the surrounding community.

SUMMARY/NEXT STEPS

Upon City Council approval of the recommended actions, the Public Works Department will coordinate with the Finance Department to issue a final payment to Dave Bang, 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. Payment Detail

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

Payment Detail:
SANTA FE SPRINGS PARK PLAYGROUND REPLACEMENT PROJECT

Contractor: Dave Bang Associates, Inc.
P.O. Box 1088,
Tustin, CA 92781

Final Payment: \$ 26,110.29

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
CONTRACT WORK									
1.	Playworld # C23118SPR7, Custom Site Plan with powder coated galvanized steel posts with cast aluminum caps, one piece powder coated aluminum hinged clamps and one piece Eco-Armor coated perforated steel decks, (1) Square Shade Hat, (1) Hex Shade Hat with (33) Active Play Events to accommodate (112) users, Ages 2-12.	1	L.S.	\$ 158,247.00	\$ 158,247.00	0%	\$ -	100%	\$ 158,247.00
2.	Playworld #ZZXX0260, Belt seat w/silver shield chain for 8ft top rail.	2	EA	\$ 176.00	\$ 352.00	0	\$ -	2	\$ 352.00
3.	Playworld #ZZXX0265, Infant seat w/silver shield for 8ft top rail.	1	EA	\$ 306.00	\$ 306.00	0	\$ -	1	\$ 306.00
4.	Playworld #ZZXX0661, Concerto medium cabasa.	1	EA	\$ 1,365.00	\$ 1,365.00	0	\$ -	1	\$ 1,365.00
5.	Playworld #ZZXX0892, Accessible swing seat - 8ft top rail.	1	EA	\$ 1,591.00	\$ 1,591.00	0	\$ -	1	\$ 1,591.00
6.	Playworld #ZZXX0930, 3.5in OD 2-unit steel arch swing - 8ft top rail.	1	EA	\$ 2,753.00	\$ 2,753.00	0	\$ -	1	\$ 2,753.00
7.	Playworld #ZZXX0932, 3.5in OD steel arch swing 2-unit add-a-bay.	1	EA	\$ 1,652.00	\$ 1,652.00	0	\$ -	1	\$ 1,652.00
8.	Playworld #ZZXX0150, Overdrive.	1	EA	\$ 6,366.00	\$ 6,366.00	0	\$ -	1	\$ 6,366.00
9.	Poured-in-place new rubber surfacing, 3.5" thickness for an 8' critical fall height.	5,151	SF	\$18.93	\$ 97,508.43	0	\$ -	5,151	\$ 97,508.43
10.	Shipping.	1	L.S.	\$ 5,744.00	\$ 5,744.00	0%	\$ -	100%	\$ 5,744.00
11.	Site Prep by a Licensed Contractor to INCLUDE prevailing wages: •Demo/remove existing equipment. •Demo/remove EWF for 4,681 sqft at 12" depth. •Demo/remove PIP for 470 sqft of PIP for 3.5". •Demo/remove PIP sub-base for 470 sqft. •Provide/install CMB materials compacted to 90% for 5,151 sqft at 10" depth. •Remove and dispose spoils.	1	L.S.	\$ 65,000.00	\$ 65,000.00	0%	\$ -	100%	\$ 65,000.00
12.	Installation by a Factory Certified Licensed Contractor to INCLUDE prevailing wages: •Installation only of (1) Playworld structure #C23118SPR7. •Footings excavation, and concrete. •Equipment assembly. •Removal of spoils.	1	L.S.	\$ 65,214.00	\$ 65,214.00	0%	\$ -	100%	\$ 65,214.00
13.	Installation by a Factory Certified Licensed Contractor to INCLUDE prevailing wages: •Installation of grounding equipment including grounding rods and wire for (1) Playworld structure #C23118SPR6. •Provide equipment: -Grounding Rod ¾" DIA x 10' with Ground wire clamp. -Bi Metallic post ground clamp BURNDY #GAR3905. -Bare conductor wire 1#2/0. •Wire to be installed 24" below surface. •Equipment assembly. •Includes temporary fencing on stands with wind screen around playground area only: 400'LF •Removal of spoils.	1	L.S.	\$ 58,125.00	\$ 58,125.00	0%	\$ -	100%	\$ 58,125.00
14.	Payment & Performance Bond.	1	L.S.	\$ 2,925.25	\$ 2,925.25	0%	\$ -	100%	\$ 2,925.25
15.	Discount (Sourcewell credit on Playworld).	1	L.S.	\$ (27,076.68)	\$ (27,076.68)	0%	\$ -	100%	\$ (27,076.68)
16.	Tax (10.75%).	1	L.S.	\$ 15,647.20	\$ 15,647.20	0%	\$ -	100%	\$ 15,647.20
Contract Total:					\$ 455,719.20		\$ -		\$ 455,719.20

Contract Change Order

1.	CCO #1 - Replace Existing Benches and Repair Existing Concrete.	1	L.S.	\$ 18,148.05	\$ 18,148.05	78%	\$ 14,244.90	100%	\$ 18,148.05
2.	CCO #2 - Additional Concrete Repair.	1	L.S.	\$ 10,561.62	\$ 10,561.62	100%	\$ 10,561.62	100%	\$ 10,561.62
3.	CCO #3 - Additional Electrical Material and Installation.	1	L.S.	\$ 2,678.00	\$ 2,678.00	100%	\$ 2,678.00	100%	\$ 2,678.00
Contract Change Order Total:					\$ 31,387.67		\$ 27,484.52		\$ 31,387.67

Contract and Contract Change Order Total: \$ 487,106.87

\$ 27,484.52

\$ 487,106.87

CONTRACT PAYMENTS:

Total Items Completed to Date:	\$	487,106.87	Invoice Date	Invoice No.	Warrant Billing Period		Amount	Retention Amount
					Invoice Due Date	Invoice Pay Date		
Less 5% Retention:	\$	24,355.34	08/15/2025	1	09/30/2025	10/09/2025	\$ 2,778.99	\$ 146.26
Less Progress Payment No. 1:	\$	2,778.99	10/13/2025	2	10/28/2025	11/06/2025	\$ 158,599.19	\$ 8,347.33
Less Progress Payment No. 2:	\$	158,599.19	11/18/2025	3	12/09/2025	12/18/2025	\$ 275,263.06	\$ 14,487.52
Less Progress Payment No. 3:	\$	275,263.06	12/17/2025	4	02/07/2026	02/13/2025	\$ 26,110.29	\$ 1,374.23

Final Payment: \$ 26,110.29

		Amount	Account
Finance Please Pay:	\$ 26,110.29		PW230006
5% Retention Completed this Period:	\$ 1,374.23		270010
Recommended by Project Manager:	Robert Garcia		Robert Garcia #2232 12/4/25
Approved by Public Works Director:	James Enriquez, P.E.		



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: **ADOPTION OF RESOLUTION NO. 9997 APPOINTING MEMBERS TO THE PUBLIC FINANCING AUTHORITY GOVERNING THE ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)**

DATE: January 27, 2026

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt Resolution No. 9997 appointing members of the City Council and members of the public to serve as the governing body of the Public Financing Authority (PFA) for the City of Santa Fe Springs' Enhanced Infrastructure Financing District (EIFD).

FISCAL IMPACT

There is no immediate fiscal impact associated with the adoption of this resolution. Any future financial obligations related to EIFD activities will be subject to separate City Council approval.

BACKGROUND

The Enhanced Infrastructure Financing District (EIFD) law (California Government Code Section 53398.50 et seq.) authorizes cities to establish EIFDs to finance a wide range of public infrastructure and community-serving facilities through tax increment financing and other funding mechanisms.

Government Code Section 53398.51 requires that the legislative body forming an EIFD also establish a Public Financing Authority (PFA) to govern the district. In the scenario where a city implements an EIFD without another taxing entity partner, the PFA must consist of five members: three members of the City Council and two members who are appointed by the City.

ADOPTION OF RESO APPOINTING MEMBERS TO PFA EIFD

Page 2 of 3

In a scenario where a city partners with another taxing entity, such as a county, in the implementation of an EIFD, the PFA must consist of at least five members, where the majority of the members are either members of the city council or members of the partner agency legislative body (e.g., county board of supervisors), and at least two members of the public appointed by the city council and partner agency legislative body.

In the case of the Santa Fe Springs EIFD, where the County of Los Angeles (County) has expressed its intention to partner with the City in the EIFD, the suggested PFA composition based on precedent in other EIFDs within the County is two members of the City Council, one County Supervisor (or her designee), one member of the public appointed by the City Council, and one member of the public appointed by the County Board of Supervisors.

Establishing the PFA is a necessary procedural step in advancing the City's EIFD efforts and ensuring compliance with State law.

DISCUSSION

Resolution No. 9997 formally appoints the governing body of the PFA as follows:

City Council Members:

- Mayor – By Title
- Mayor Pro-Tem – By Title

County Board of Supervisors:

- Andy Perez, Labor & Economic Development Deputy, Los Angeles County Fourth Supervisorial District (designee of Supervisor Janice Hahn)

Members of the Public:

- Jay Sarno – Member of the public appointed by the City Council
- Gus Hernandez – Member of the public (appointed by the County Board of Supervisors)

PFA members serve at the pleasure of the City Council (for City-appointed members) and County Board of Supervisors (for County-appointed members) and may be removed or replaced by subsequent City Council or County Board of Supervisors action. Adoption of this resolution formally constitutes the PFA and allows the City to proceed with governance and implementation of the EIFD.

ENVIRONMENTAL

Adoption of the proposed resolution is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5), as it is an

ADOPTION OF RESO APPOINTING MEMBERS TO PFA EIFD

Page 3 of 3

administrative action that does not commit the City to a specific project or result in a direct or reasonably foreseeable physical change in the environment. Any future projects or activities financed or undertaken by the EIFD will be subject to separate environmental review in accordance with CEQA.

CONCLUSION

Adoption of Resolution No. 9997 is a required procedural step to establish governance for the City's Enhanced Infrastructure Financing District (EIFD). Approval will ensure compliance with State law, formalize PFA membership, and allow the City to continue advancing EIFD-related planning and implementation efforts.

ATTACHMENT(S)

- A. Resolution No. 9997 – A Resolution of the City Council of the City of Santa Fe Springs Appointing Members to Serve as the Governing Body for the Enhanced Infrastructure Financing District.

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

RESOLUTION NO. 9997

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS APPOINTING MEMBERS OF THE CITY COUNCIL AND MEMBERS OF THE PUBLIC TO SERVE AS THE GOVERNING BODY FOR THE ENHANCED INFRASTRUCTURE FINANCING DISTRICT

WHEREAS, pursuant to California Government Code Section 53398.50 et seq., the City Council of the City of Santa Fe Springs ("City") may establish an Enhanced Infrastructure Financing District ("EIFD") to finance public capital facilities and other authorized improvements; and

WHEREAS, on June 17, 2025, the City Council of the City of Santa Fe Springs ("City Council") adopted Resolution No. 9954 to declare its intent to initiate the formation of an EIFD and establish a Public Finance Authority ("PFA") pursuant to Government Code Section 53398.51; and

WHEREAS, Government Code Section 53398.51 requires that the legislative body forming an EIFD also establish a Public Financing Authority ("PFA") to govern the EIFD; and

WHEREAS, the PFA will consist of five members, including two members of the City Council, one member of the County Board of Supervisors (or their designee), and two members of the public; and

WHEREAS, the City Council desires to appoint members of the City Council and a member of the public to serve as the PFA for the City's EIFD in order to carry out the purposes of the EIFD law.

NOW, THEREFORE, PUBLIC FINANCING AUTHORITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby appoints the following City Council Members to serve as members of the Public Financing Authority for the City's Enhanced Infrastructure Financing District:

1. Mayor - By title (Legislative Body)
2. Mayor Pro-Tem - By Title (Legislative Body)

SECTION 2. The City Council hereby appoints the following member of the public to serve as a member of the Public Financing Authority for the City's Enhanced Infrastructure Financing District:

1. Jay Sarno (Member of the public)

SECTION 3. The Los Angeles County Board of Supervisors, at their meeting on January 6, 2026, appointed the following individuals to serve as members of the Public Finance Authority for the City of Santa Fe Springs' Enhanced Infrastructure Financing District.

1. Andy Perez (designee of County Supervisor Janice Hahn
2. Gus Hernandez (Member of the public)

SECTION 4. The members of the Public Financing Authority appointed by the Santa Fe Springs City Council shall serve at the pleasure of the Santa Fe Springs City Council, unless otherwise removed or replaced by subsequent action of the Santa Fe Springs City Council.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED on this 27th day of January, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY COUNCIL OF SANTA FE SPRINGS

By: _____
Joe Angel Zamora, Mayor

ATTEST:

Maribel Garcia, City Clerk

APPROVED AS TO FORM:

Rick R. Olivarez, City Attorney



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: QUARTERLY UPDATE #3 – COMPREHENSIVE ZONING CODE UPDATE PROJECT

DATE: January 27, 2026

RECOMMENDATION:

It is recommended that the City Council:

- 1) Receive and file this update on the Comprehensive Zoning Code Update project.

FISCAL IMPACT

None. Project costs are covered under the City's contract with Lisa Wise Consulting, Inc. (LWC).

BACKGROUND

On November 12, 2024, the City Council authorized RFP 25-8 to initiate a comprehensive update to Chapter 155 (Zoning) of the Municipal Code. The goal of the update is to create a streamlined, user-friendly code that is aligned with the City's General Plan and current best practices in land use planning.

Following a competitive selection process, the Council awarded a two-year contract to LWC on March 18, 2025. Quarterly progress updates will be provided to the City Council through project completion, anticipated in Spring 2027.

PROJECT GOALS

Key project goals include:

- Streamlining the development review process;
- Conducting inclusive and meaningful community and stakeholder outreach; and
- Modernizing and simplifying the City's Zoning Code.

COMPREHENSIVE ZONING CODE UPDATE

Page 2 of 3

PROJECT STATUS

City staff recently completed their review of the proposed Table of Contents and Style Guide, which inform the structure, terminology, and formatting conventions that will be used for the updated Zoning Code. LWC is now preparing the Administrative Draft Zoning Code, which will be delivered to City staff for review in the spring.

In addition, City staff recently formed an Industrial Objective Design Standards (ODS) Focus Group, composed of large property owners, architects, and design professionals, to discuss and provide feedback on Industrial ODS. The purpose of the industrial ODS is to clearly define requirements for the development review process and streamline development approvals while promoting high-quality industrial design.

The first Industrial ODS Focus Group meeting will review and discuss LWC's Industrial ODS Assessment and Recommendations Memo, which addresses various types of industrial ODS (e.g., building entrances, orientation, and massing; façade design; open space, landscaping, and parking design; etc.). The second meeting will occur in the spring and will focus on the review of the draft industrial ODS text.

RECENT OUTREACH ACTIVITIES

The Zoning Code Update team recently conducted a joint meeting with the City Council and Planning Commission (described below). A full summary of the meeting is attached as Exhibit A and has been posted to the project website at www.santafesprings.gov/zoningcodeupdate:

- **Joint City Council and Planning Commission Meeting**
November 5, 2025 – Council Chambers, 5:00 p.m.
Discussion of project background and outreach conducted thus far, presentation of the consultant's high-level findings and recommendations, and solicitation of feedback from the City Council and Planning Commission.

On January 6, 2026, the Community Development Department attended a Rose Parade Float Viewing and Box Car Unveiling at Heritage Park event to promote the Comprehensive Zoning Code Update and engage directly with residents. Staff shared informative project handouts and distributed city-branded giveaways to raise awareness and encourage community participation.

UPCOMING OUTREACH ACTIVITIES

The following engagement activity is planned:

- **Community Survey**
An online community survey will be launched to gather broader input on key zoning policy topics and development standards. The survey will be promoted through the City's website, social media channels, and direct outreach, and

COMPREHENSIVE ZONING CODE UPDATE

Page 3 of 3

paper copies will be made available at City facilities to encourage broad and inclusive participation.

- **Community Workshop #3**

March 18, 2026 – Santa Fe Springs City Library, 6:00 p.m.

Introduction of the project, presentation of outreach results, discussion of key policy issues, and collection of community feedback.

NEXT STEPS

The Public Review Draft Zoning Code, including the Public Review Draft Industrial ODS, is anticipated to be available in the summer.

ENVIRONMENTAL

This update is not a project under the California Environmental Quality Act (CEQA) pursuant to Section 15378(b)(5), as it constitutes a general administrative activity.

CONCLUSION

The Comprehensive Zoning Code Update project is progressing on schedule. Community engagement and code drafting are underway, and staff will continue to provide quarterly updates to the City Council throughout the duration of the project.

ATTACHMENT(S)

- A. November 5, 2025, Joint City Council and Planning Commission Meeting Summary
- B. Draft Industrial Objective Design Standards (ODS) Assessment and Recommendations Memo

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



Comprehensive Zoning Code Update

Joint City Council and Planning Commission Meeting #1 Summary

Introduction

On November 5, 2025, the City of Santa Fe Springs Comprehensive Zoning Code Update team participated in a joint City Council and Planning Commission meeting for the Comprehensive Zoning Code Update (project). The meeting was held in-person in the Santa Fe Springs City Hall (11710 Telegraph Road) and began at 5:00 pm. It was duly noticed and advertised through multiple channels, including the City's social media accounts, website, and email notifications, and the meeting agenda was posted in the Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library. All members of the City Council and Planning Commission were in attendance.

Attendance

City Staff

- Cuong Nguyen – Director of Community Development
- Vince Velasco – Assistant Director of Community Development
- Esmeralda Elise – Executive Assistant

Lisa Wise Consulting, Inc. (LWC)

- Stefano Richichi – Senior Associate/ Project Manager
- Jen Murillo, AICP – Director
- Po Johnson – Associate



Meeting Objectives

The objectives of the meeting were to:

- Provide an overview of the Comprehensive Zoning Code Update project scope of work, timeline, and overall objectives.
- Summarize community and stakeholder outreach efforts.
- Provide an overview of the Assessment and Recommendations Memo (Memo) and highlight some high-level recommendations.
- Collect feedback from the City Council and Planning Commission on sections of the Zoning Code that need attention, issues that have arisen during project reviews, questions and concerns related to the recommendations in the Memo, and general recommendations for the project.

Presentation Overview

Cuong Nguyen, Director of Community Development, welcomed the City Council and Planning Commission and introduced the consultant team. Stefano Richichi, the LWC Project Manager, then gave a PowerPoint presentation. The presentation covered the following topics:

- *Project Background and Overview* – Scope and purpose of the Zoning Code Update, including its relationship to the 2040 General Plan, project objectives, an overview of what a Zoning Code is and what it regulates, and the project's timeline and key engagement efforts.
- *Assessment of Existing Zoning Code & High-Level Recommendations* – Overview of the Assessment and Recommendations Memo, including its purpose, methodology, and key recommendations informed by the General Plan, relevant policy documents, legal review, and best practices.
- *City Council and Planning Commission Discussion* – Questions intended to guide discussion and solicit feedback.

After the presentation, the City Council and Planning Commission were invited to answer the discussion questions and provide general comments, questions, and general feedback to the Zoning Code Update project team.

City Council and Planning Commission Discussion

The City Council and Planning Commission provided the following feedback:

- *Case Study Cities*
 - Some members of the City Council and Planning Commission expressed a desire for Santa Fe Springs' standards to be comparable with other "Big Five" industrial cities (City of Commerce, City of Industry, Irwindale, and Vernon, in addition to Santa Fe Springs). The project team responded that the Assessment and Recommendations



Memo reviewed parking in the “Big Five” cities, and that Santa Fe Springs’ parking ratios were within the range of the other “Big Five” cities (also see discussion regarding parking below), but noted that the project team could review other standards.

- There was a suggestion that the City should emulate how other cities in the Big Five regulate low density residential areas, requirements for open space, and issues relating to grocery stores and food deserts.
- *Parking*
 - Some members of the City Council and Planning Commission noted that some industrial and office businesses have requested reductions in parking standards due to increases in remote workers and lower workforce numbers since the pandemic, as well as people taking transit or transportation services such as Metro, Uber, Lyft, other ridesharing, and carpooling.
 - Members expressed a desire to have the ability to alter parking ratios for industrial and commercial uses based on the specific demands of the business, especially for point-of-sale businesses.
 - It was suggested that industrial parking ratios should be updated to calculate required parking based on the number of employees rather than the square footage of the industrial use.
 - There was little interest in reducing the required parking ratios for residential uses. Members noted that the community is seeing an increase in multigenerational households which results in increased demand for parking in residential zones, and also noted insufficient parking at certain apartment complexes (e.g., those that charge for parking (“unbundled parking”)). Accessory dwelling units (e.g., garage conversions), SB 9 (two-unit projects), and overnight truck, trailer, and vehicle parking were also mentioned during this discussion. Staff clarified that permit parking was outside of the scope of the project.
- *Allowed Land Uses in the Freeway Overlay Zone*
 - Some members questioned the appropriateness of the Freeway Overlay Zone and suggested that the permitted land uses should be updated to allow larger warehouses rather than focus on offices, to better align with current demand.
- *Home Occupations*
 - Some members noted that there have been instances where home occupations have negative impacts on the surrounding community (e.g., mechanic operating out of a home in residential areas resulting in multiple cars parked on the property/street).
- *Future Public Engagement and Meetings*
 - Members noted that many residents are unclear about the scope of the project and how it impacts them, and suggested that future engagement efforts should use clear graphics and highlight, in simple terms, the direct impacts on residents (e.g., fence and landscaping standards which limit what residents can do on their own properties).
 - Some members suggested that future project meetings should include more context on Staff’s positions on issues as starting points for the City Council and Planning Commission discussion.



Public Comment

No members of the public spoke during the meeting.



City of Santa Fe Springs Zoning Code Update

Industrial Objective Design Standards Assessment and Recommendations Memo

February 2026

Focus Group Draft

Prepared for:

City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Prepared by:

Lisa Wise Consulting, Inc.
939 S. Broadway Suite #611
Los Angeles, CA 90015



LWC

This page intentionally left blank.

Contents

Contents 1

Project Overview 2

Purpose of the Memo..... 2

Policy, Zoning Code, and Legal Review..... 3

 General Plan 3

 Existing Development and Design Standards for Industrial Zones 4

 Permitting Process 6

 Logistics Uses and Special Receptors (AB 98 and SB 415) 7

Recommendations for Industrial Objective Design Standard Topics..... 7

 Building Entrances 8

 Building Orientation and Placement..... 8

 Building Massing 9

 Façade Design and Articulation 10

 Open Space 11

 Landscaping 11

 Parking Location and Design 12

 Pedestrian Access and Circulation 12

Next Steps..... 12

Project Overview

The City of Santa Fe Springs (City) hired Lisa Wise Consulting, Inc. (LWC) to develop objective design standards (ODS) for development in its industrial zones (i.e., the Limited Manufacturing Administration and Research (ML) Zone District, Light Manufacturing (M-1) Zone District, and Heavy Manufacturing (M-2) Zone District) as part of the Comprehensive Zoning Code Update (ZCU). Currently, the City addresses design review for industrial buildings on a case-by-case basis. The City instead intends to prepare industrial objective design standards that clearly provide requirements for the development review process and streamline development approvals while promoting well-designed industrial buildings. The City anticipates that the draft industrial ODS will be incorporated into the Public Review Draft ZCU in the Summer of 2026.

Purpose of the Memo

This Memo documents the lack of industrial ODS and identifies recommendations to be considered for the new industrial ODS. The topics covered in this Memo are based on conversations with City staff, LWC's assessment and analysis of City policy documents and the Zoning Code, and best practices.

Policy, Zoning Code, and Legal Review

General Plan

The 2040 General Plan is a comprehensive planning document that guides future development and the Citywide vision for Santa Fe Springs. Adopted in February 2022, the Plan includes Land Use, Circulation, Housing, Open Space and Conservation, Noise, Safety, Environmental Justice, and Economic Development elements.

Table A below describes select General Plan policies that inform this assessment and recommendations for industrial objective design standards. The policies are a subset from Table 1-A (General Plan – Key Zoning Recommendations) in the Zoning Code Update Assessment and Recommendations Memo (available at <https://app.box.com/s/d9uxcqmb99k4pnjg6j728vtx273gl65>):

Table A: General Plan - Key Policies Related to Industrial ODS	
Preliminary Recommendations Informing Industrial ODS	Policies
Streamline the permitting process to process development applications and permits as expeditiously as possible.	ED-1.5
Insist upon distinctive architecture, landscaping, and shade trees along street frontages and on private property that defines the character of industrial and commercial districts.	LU-11.6
Require developments along major corridors and at City entries to use distinctive architectural, landscaping, and site design treatments.	LU-11.1, LU-11.6
Require commercial and industrial developments (including railways and rail yards) to address proximity to residential uses via site design (e.g., truck circulation), buffering (e.g., require landscaped buffers or other physical barriers), and additional setbacks to minimize air quality, noise, and traffic impacts.	EJ-1.8, COS-5.4, N-1.9, N-2.4, N-2.5, C-5.2, C-5.4
Require heavy industrial, large warehouses, and trucking and logistics to site in areas where the location and roadway pattern will provide minimal impacts on residential and commercial uses.	LU-3.2
Encourage public artwork along public rights-of-way, streetscapes, at gateways, and integrated in private projects that encourage the City's cultural and historical elements.	LU-11.2
Require common outdoor open space in all industrial zoning districts.	LU-9.2, COS-1.11
Adopt minimum pedestrian and bicycle connectivity standards for all new developments.	C-3.1, C-3.2, C-3.4, C-3.6
Encourage new/proposed expansions to industrial uses to contribute to the local tax base, offer well-paying and skilled employment opportunities, provide a favorable relationship between municipal costs of providing services and benefits produced, and responsibly manage or minimize environmental, traffic, and infrastructure impacts.	LU-2.2
Promote renewable solar energy by allowing height/setback encroachments for solar panels on rooftops, especially for industrial properties.	COS-8.3, COS-8.4

Existing Development and Design Standards for Industrial Zones

The required development standards for industrial zones are separated by district in Santa Fe Springs Municipal Code (SFSMC) Sections 155.180 – 155.204 (ML District), Sections 155.210 – 155.234 (M-1 District), and Sections 155.240 – 155.264 (M-2 District). These are shown in Table B below:

Table B: Industrial Zone Development Standards			
Standard	ML	M-1	M-2
Lot Standards			
Lot area, min	25,000 sf	n/a	7,500 sf
Lot frontage, min.	100 ft	50 ft Adjacent to residential zone, school or park: 70 ft	n/a
Lot width, min.	n/a	n/a	75 ft
Lot depth, min.	150 ft	n/a	n/a
Lot coverage, max.	50%	n/a	n/a
Building Standards			
Building height, max.	50 ft	50 ft	n/a Within 100 ft of residential zone, school or park: 50 ft
Setbacks, min.¹			
Front	30 ft Adjoining agricultural or residential zone, school or park: 50 ft	20 ft Adjoining major or secondary highway, or street adjoining a freeway: 30 ft	20 ft Adjoining major or secondary highway, or street adjoining a freeway: 30 ft
Side	30 ft	Generally: none Adjoining a local street: 20 ft	Generally: none Adjoining a local street: 20 ft
Rear	30 ft	Generally: none Adjoining a major or secondary highway, or street adjoining a freeway: 30 ft	Generally: none Adjoining a major or secondary highway, or street adjoining a freeway: 30 ft
Required Landscaping^{2, 3}			
For property adjoining dedicated street, min. ⁴	25 sf for each lineal ft of primary frontage	25 sf for each lineal ft of primary frontage	25 sf for each lineal ft of primary frontage

Table B: Industrial Zone Development Standards

Standard	ML	M-1	M-2
For parking areas, min.	6% of total parking area	6% of total parking area	6% of total parking area
<i>Distribution</i> ⁵	50% around perimeter of parking area	50% around perimeter of parking area	50% around perimeter of parking area
Property fronting major or secondary highway ⁶	Front yard: grass lawn with earth berms 2-3 ft tall, min. 24-inch box trees 20 ft wide landscaping strip between on-site parking and property line adjoining street	Front yard: grass lawn with earth berms 2-3 ft tall, min. 24-inch box trees 20 ft wide landscaping strip between on-site parking and property line adjoining street	Front yard: grass lawn with earth berms 2-3 ft tall, min. 24-inch box trees 20 ft wide landscaping strip between on-site parking and property line adjoining street
Property fronting local street, min.	15 ft wide landscaping strip between on-site parking and property line adjoining street	15 ft wide landscaping strip between on-site parking and property line adjoining street	15 ft wide landscaping strip between on-site parking and property line adjoining street
Fences, walls, and building walls within 30 ft of a public street	Entire area between fence, wall, or building wall and public street must be landscaped	Entire area between fence, wall, or building wall and public street must be landscaped	Entire area between fence, wall, or building wall and public street must be landscaped
Required Solid Masonry Walls⁷			
Adjoining agricultural or residential zone, school, or park	Min. 6 ft tall wall and 8 in thick along adjoining property line(s)	Min. 6 ft tall wall and 8 in thick along adjoining property line(s)	Min. 6 ft tall wall and 8 in thick along adjoining property line(s)
<i>Adjoining front setback</i>	Max. 3.5 ft tall	Max. 3.5 ft tall	Max. 3.5 ft tall

Table Notes:

¹ If the building height on a lot is greater than the width of any setback, the setback must be as wide as the building is tall, as described in SFSMC Sections 155.188 – 190, 155.218 – 220, and 155.248 – 250 for the M-L, M-1, and M-2 zones, respectively.

² Driveways are allowed to encroach into required landscaping areas.

³ The Planning Commission may grant temporary waivers from landscaping requirements in accordance with SFSMC Section 155.557 (Temporary Waiver of Required Landscaping).

⁴ The City applies this requirement in an additive fashion to the standards for property fronting highways or local streets.

⁵ The City does not require that applicants calculate the minimum distribution of required landscaping for parking areas. Estimates are made by the City during review to verify compliance.

⁶ Arterial roads are determined by Figure C-8 “Circulation Plan” of the Circulation Element (Page C-26).

⁷ Walls are only required when the property is developed for uses allowed in the industrial zones. Required walls may be replaced by landscaping used for screening if approved by the Community Development Director in accordance with SFSMC Sections 155.545 – 155.559 (Landscaping).

While the Zoning Code prescribes objective development standards for industrial zones, the Code is largely silent regarding industrial building and site design (e.g., design of entrances, building orientation and placement, or façade design and articulation, etc.). However, the Zoning Code does include certain

subjective design requirements. For example, SFSMC Sections 155.201(C), 155.231(B), and 155.261(B) require exterior walls of buildings to be painted or surfaced with decorative materials, but allowable types of decorative materials are not further described. In practice, this means that the interpretation of what constitutes a “decorative material” is up to the subjective discretion of the Review Authority.

Permitting Process

The City regulates the design of industrial buildings and sites through the Development Plan Approval (DPA) process, codified at SFSMC Sections 155.735 – 155.747 (Development Plan Approval). The purpose of the DPA is to ensure that new structures or additions do not have an “unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.” DPAs are reviewed by the Planning Commission at a public hearing.

In reviewing a DPA, the Planning Commission must consider:

- Whether the proposed development is in conformance with the Zoning Code
- Whether the architectural design of the proposed structures will enhance the general appearance of the area
- Whether the various elements (including materials) of the proposed structures exhibit principles of proportion and harmony
- Whether the proposed landscaping, fencing, and other elements ensure that the development is in harmony with the Zoning Code

According to Section 155.739(E), the DPA is not intended to require any particular style of architecture other than necessary to harmonize with the general area. The Planning Commission may also request the consultation of a committee of qualified architects to advise the Commission on any DPA. The Planning Commission may approve the DPA with conditions.

The Zoning Code, however, is often silent or unclear as to which projects are subject to a DPA. While all projects in the ML zone are subject to a DPA per SFSMC Section 155.201(A), the M-1 and M-2 zones do not explicitly have the same DPA requirement. In practice, however, the following typically require a DPA:

- Projects that are in a Redevelopment Area (though current staff do not refer to the Redevelopment Area anymore);
- Buildings or additions greater than 10,000 square feet outside of a Redevelopment Area (though some new developments less than 10,000 square feet have been required to obtain a DPA and staff does not refer to the Redevelopment Area anymore);
- Metal buildings and storage tanks of metal construction, except metal tanks less than eight feet tall (the latter must still be fully screened from public view);
- Façade improvements proposed to meet the Metal Building Ordinance (the latter is codified at SFSMC Section 155.461); and
- Substantial façade and/or exterior changes (determined on a case-by-case basis). In cases where an existing DPA is present, substantial façade and/or exterior changes will amend the existing DPA rather than requiring a new DPA.

Because the above thresholds are not codified, this can create confusion and uncertainty for industrial developers, particularly in the M-1 and M-2 zones. It is recommended that the Zoning Code be updated to

establish appropriate DPA review thresholds and allow more industrial projects to be reviewed and approved by staff if they are consistent with the new industrial ODS.

Logistics Uses and Special Receptors (AB 98 and SB 415)

Effective January 1, 2026, AB 98 (Government Code §65098 et seq.) establishes comprehensive warehouse development standards for new or expanded logistics uses with “sensitive receptors” within 900 feet of a loading bay. AB 98 creates a two-tiered regulatory framework based on facility size (above/below 250,000 sq ft). Key regulations relevant to industrial ODS include:

- Definitions for “logistics use developments” and “sensitive receptor;”
- Setback requirements for truck loading bays ranging from 300-500 feet depending on facility size and zoning;
- Mandatory buffers (50-100 feet) with specific landscaping, screening walls, and tree requirements;
- Truck entrance/exit circulation restrictions away from sensitive receptors; and
- 10 percent of parking must be equipped for electric vehicle charging for passenger parking at facilities 250,000 square feet or larger.

The law applies statewide but imposes stricter standards on the warehouse concentration region, which includes portions of Riverside and San Bernardino Counties (i.e., not to Santa Fe Springs).

SB 415, also effective January 1, 2026, addresses several recognized issues with AB 98. SB 415 clarifies definitions provided in AB 98, including definitions for “logistic use developments,” “sensitive receptors,” “warehouse concentration region,” and “logistics park.” The bill clarifies standards in AB 98 related to access requirements, truck entrances, and truck bay orientation. SB 415 also requires cities and counties that must adopt a truck route to appoint an enforcement officer for the area. The bill also prohibits local jurisdictions from adopting or enforcing any rule or standard that would prevent a logistics use development from complying with the standards in AB 98 and SB 415.

Recommendations for Industrial Objective Design Standard Topics

Following the review of the existing industrial design and development standards in the Code, review of other industrial ODS (City of Beaumont, City of Norco, and City of Rancho Cucamonga), review of other “Big 5” industrial cities¹ (City of Commerce, City of Industry, City of Irwindale, and City of Vernon), and LWC best practices, the following recommendations are proposed.

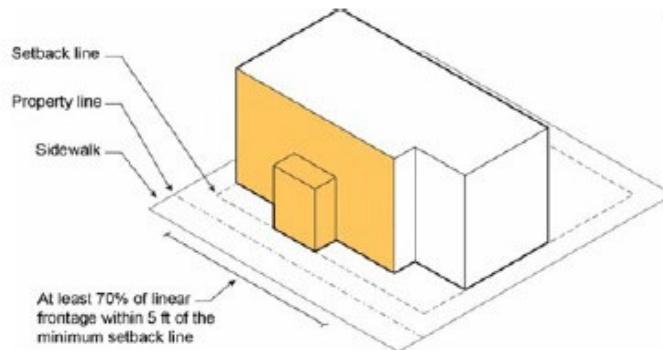
¹ The Zoning Codes for the Cities of Commerce and Industry generally have subjective design guidelines. See, for example, the City of Commerce Municipal Code Section 19.19.220 and City of Industry Municipal Code Section 17.36.060. The City of Vernon does not appear to have industrial design standards.

Building Entrances

As discussed above, the SFSMC currently generally regulates conventional development standards such as height and setbacks for industrial buildings, other than requiring decorative materials for building walls. Incorporating standards for building entrances can enhance overall project design and appearance. For example, the City of Beaumont requires at least one building entrance along the primary street frontage and incorporates standards for minimum square footages of projections or recesses and depth at primary entrances to enhance building character.² Similarly, the City of Rancho Cucamonga requires building entries to use columns or roof structures to distinguish building entries. The City may adopt standards for primary building entrances that focus on design elements, including, but not limited to recesses, columns, or roof structures.

Building Orientation and Placement

Figure 1: Existing SFSMC Build-to Line (Maximum Setback) Graphic for Mixed-Use Zones



The current development standards for industrial zones do not regulate building orientation or placement; the closest standards are minimum setbacks. Like building entrances above, standards for building orientation and placement can improve interactions with the street and create a more engaging project for the surrounding environment. Common regulations for building orientation and placement include requirements for entry locations and build-to lines/maximum setback requirements. For example, Beaumont, Norco, and Rancho Cucamonga require the primary entrance to an office or administrative portion of the building to face the corner or an adjacent public street. Rancho Cucamonga and Norco require that loading dock areas be screened and designed so that they do not face toward and are not visible from any adjacent public right-of-way such as a street (loading dock placement, but not orientation, is also addressed by AB 98 and SB 415, discussed above). The City may consider standards for building orientation and placement that address the orientation of entrances and loading docks or build-to lines/maximum setbacks.

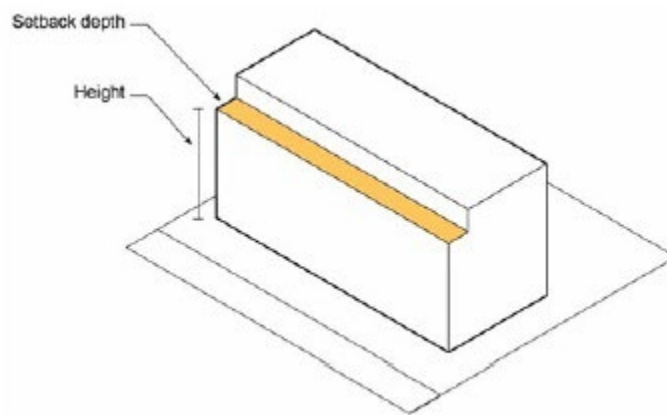
² While SFSMC Section 155.464 (Industrial Multi-Tenant Buildings) requires a minimum three-foot-deep by ten-foot-wide recessed office area to enhance the appearance of buildings, this only applies to each unit within an industrial multi-tenant building, not for industrial buildings generally.

Building Massing

As described in Table B above, the City's current industrial development standards related to building massing tie maximum allowable building height directly to how far the building is set back from the property line. If the building height is greater than the width of any setback, the setbacks must be increased at a one-foot in height to one-foot in width ratio. Stakeholders interviewed in the spring of 2025 mentioned that this standard is too stringent and not realistic for future land use and market changes.

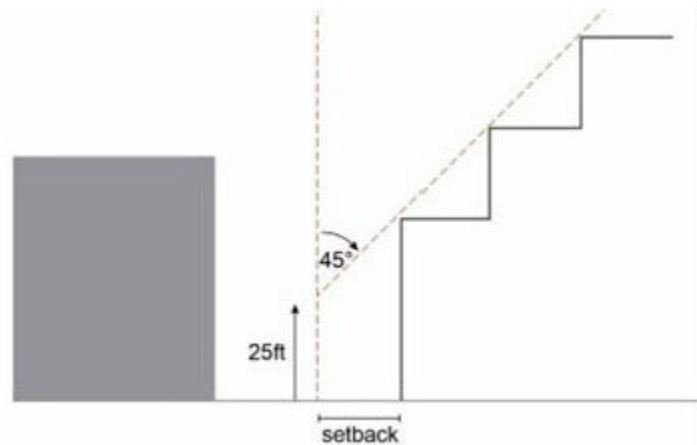
The City requires building setbacks in mixed-use zones for upper floors for frontages along the street and interior property lines (see Section 155.175.7 (Stepbacks)). To accommodate additional building massing, the City could adopt standards related to upper story stepbacks in industrial zones in addition to setbacks.³

Figure 2: Existing SFSMC Upper-Story Stepback Graphic for Mixed-Use Zones

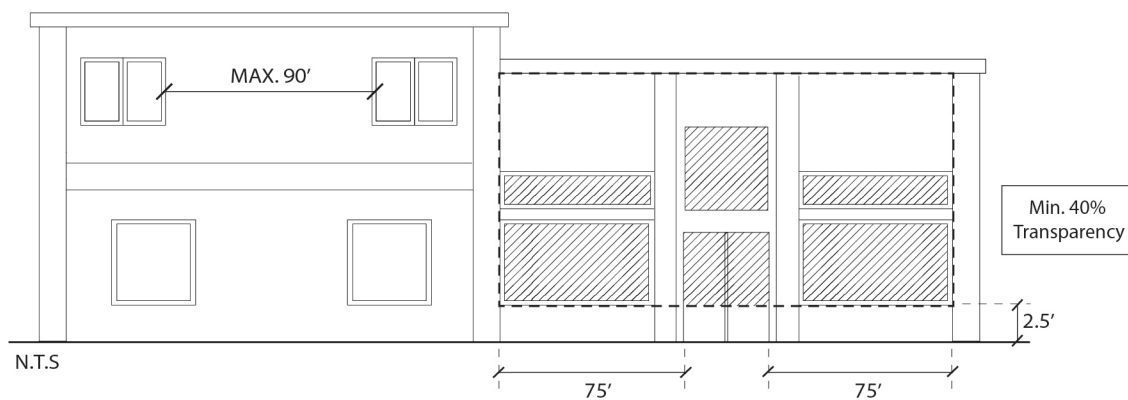


Furthermore, the City may consider requiring interior or rear stepbacks in industrial zones, as it does in mixed-use zones.

³ The term “stepback” is a recess in the building façade (e.g., 10 feet or more) while a “setback” is a distance that the building must be from the property line or another identified boundary.

Figure 3: Existing SFSMC Rear Stepback Graphic for Mixed-Use Zones

Façade Design and Articulation

Figure 4: Beaumont Municipal Code Façade Design and Transparency Graphic for Industrial Zones

Industrial ODS can also regulate building façade design and articulation. When combined with building orientation and placement and building entrances, façade design and articulation standards can create visually appealing structures that improve the overall street environment in industrial areas. The City does not currently regulate façade design or articulation in industrial zones. The Cities of Irwindale and Beaumont have standards for maximum street-facing façades before openings are required, minimum building wall area to include windows, doors, or other openings, and incorporation of architectural features. In the City of Norco, the office portions of buildings must include windows and door openings covering at least 60 percent of the area of exterior walls facing a public street. Rancho Cucamonga requires building façades to include modulation and articulation, all elevations of a building's façade to have vertical or horizontal variations, and shade elements over all windows and at all pedestrian entry points along the front elevation. Rancho Cucamonga also requires articulated and transparent frontages along a minimum of 50 feet on both sides of the building that define the corner. The City may incorporate standards regarding street-facing façades or minimum building wall area to include openings or architectural features to increase transparency and enhance building character.

The City may develop façade standards that regulate the material and/or color composition of building facades. This could include expanding the existing metal building ordinance (Section 155.641) to limit the amount of exposed metal facades. For example, the net percentage of facades that are allowed to be composed of metal siding could be limited to up to a maximum of 50 percent of the total building façade.

Open Space

A goal of both the Land Use Element and Conservation and Open Space Element of the General Plan is to provide open space in industrial zones. Accessible open space should provide employees with onsite outdoor space for work and breaks, which could also serve as gathering spaces during the workday. Currently, the City does not regulate open space at the project level in industrial zones. Beaumont, Norco, and Rancho Cucamonga require outdoor seating and break areas for new office projects and the required seating must be designed to allow for a variety of sitting environments. These outdoor areas must also include shade structures and wind protection with landscaping or transparent screening structures. Norco, specifically, requires outdoor seating areas to be easily accessible from the lobby or interior break room and placed at the corner of the building or along the side of a building facing a public street.

The Cities of Beaumont and Irwindale also establish standards for projects over 80,000 gross square feet. Projects above this threshold must provide landscaped areas and usable outdoor common open space equal to 10 percent of the site area. This open space must provide gathering space or opportunities for active and passive recreation and amenities that enhance the comfort, aesthetics, or usability of the space, such as benches, trees, shade structures, drinking fountains, or public art. In Beaumont, the space must also be separated from on-site parking by at least six feet. The mixed-use open space standards in SFSMC Section 155.175.13.C could be used as thresholds to establish similar industrial standards (i.e., five percent of non-residential gross floor area must be provided as open space for projects over 40,000 square feet). The City could also adopt similar standards related to accessible open space for employees onsite. These standards would help meet the goals of both the Land Use Element and Conservation and Open Space Element of the Santa Fe Springs General Plan.

Landscaping

As described in Table B above, the City requires landscaping for industrial zones based on the type of roadway the property is fronting (i.e., major highway, secondary highway, or local street), between fences and building walls and public streets, and for parking areas.⁴ Some stakeholders interviewed for the Zoning Code Update project in the spring of 2025 mentioned that the landscaping standards are outdated (e.g., drought-tolerant landscaping should be required instead of grass berms). Interviewees also mentioned that industrial landscaping requirements in parking areas should differ from commercial standards (e.g., retail uses need shade, but industrial uses need more room for trucking, so landscaping should be required along the perimeter, but not within the parking lot). Alternatively, the City of Industry requires landscaping to be

⁴ The SFSMC requires less landscaping in parking areas (six percent of the total parking area) than the City of Commerce, which requires a minimum 7.5 percent of the parking area be landscaped, and the City of Industry, which requires that a minimum 12 percent of the total lot area be landscaped for all projects, including industrial projects.

12 percent of the total lot coverage but does not specify where the landscaping needs to be placed. Standards for street trees may also be considered. In mixed-use zones, trees are required to be planted on street frontages (see SFSMC Section 155.175.16.B (Street Trees)). The City could consider modifying its industrial landscaping standards, including how much landscaping must be in parking areas. Additionally, the City could adopt the street tree standards that apply in all industrial zones, not only on major or secondary highways.

Parking Location and Design

While the number of parking spaces in industrial zones was discussed in the Zoning Code Assessment and Recommendations Memo, the location and design of required parking was not addressed. In Beaumont, Norco, and Rancho Cucamonga, surface parking is to be located to the side or rear of principal buildings to the greatest extent possible. The City's existing multi-family and mixed-use objective design standards require surface parking to be set back from the street (see SFSMC Section 155.175.10.F). Additionally, passenger vehicle parking must be separated from any enclosed truck parking area or truck court and must not require access through enclosed truck parking or truck court to reach the parking spaces. In Norco, parking may be provided in the front or street side setback, except the first 10 feet measured from the property line must be landscaped. The City may consider standards that move most surface parking spaces to the rear or side of the lot.

In Norco and Rancho Cucamonga, standards for surface parking for employees and guests require shade structures capable of supporting photovoltaic array systems. The Santa Fe Springs General Plan encourages renewable solar energy, so standards related to photovoltaics could be incorporated for surface parking lots.

Pedestrian Access and Circulation

The existing industrial standards do not include standards for pedestrian access and circulation. Pedestrian access and circulation standards improve site access and overall area walkability. Beaumont establishes pedestrian access and circulation standards related to internal site connections, overall circulation network, such as the public sidewalk, and to nearby transit. Beaumont also includes standards for pedestrian walkway design, such as minimum widths, paving materials, and barriers to vehicular traffic. Beaumont and Rancho Cucamonga require pedestrian walkways to access primary building entrances. The City could adopt standards similar to those in Beaumont or Rancho Cucamonga to ensure new development is consistent with General Plan policies for pedestrian connectivity.

Next Steps

This Memo will be used as the foundation to prepare the draft Industrial District ODS. These preliminary findings and recommendations will be discussed, refined, and expanded through discussions with City staff and a meeting with the Industrial ODS Focus Group.

The next milestones for the industrial ODS are summarized as follows:

- **Focus Group Meetings.** Two focus group meetings will be held. The first is to provide an opportunity for focus group input on this Memo and the second is to review a preliminary draft of the industrial objective design standards.
- **Public Review Draft ODS.** The Public Review Draft ODS will be prepared after the second focus group meeting and integrated into the Public Review Draft of the Comprehensive Zoning Code Update.

