



NOTICE OF AVAILABILITY/COMPLETION
CITY OF SANTA FE SPRINGS
GENERAL PLAN AND TARGETED ZONING CODE UPDATE
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

- Date:** November 3, 2021
- SCH#:** 2021050193
- Project Title:** Draft Environmental Impact Report for the Santa Fe Springs General Plan and Targeted Zoning Code Update
- Project Location:** The City of Santa Fe Springs is located in southeast Los Angeles County, approximately 12 miles southeast of downtown Los Angeles (Exhibit 1, Regional Context Map). The Planning Area consists of the corporate boundaries the City of Santa Fe Springs and its Sphere of Influence, including portions of unincorporated Los Angeles County communities of West Whittier-Los Nietos and South Whittier (Exhibit 2, Planning Area).
- Lead Agency:** City of Santa Fe Springs Planning Department
- Contact Person:** Cuong Nguyen, Assistant Director of Planning
Santa Fe Springs Planning Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
CuongNguyen@santafesprings.org
- Review Period:** November 3, 2021 – December 17, 2021
- Public Hearing:** A public hearing to solicit public comments on the Draft EIR will be held before the Santa Fe Springs Planning Commission on **December 7, 2021, at 6:00pm** in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs.

Project Description: The City of Santa Fe Springs General Plan Update (GPU) is a comprehensive revision to the General Plan adopted in 1993 and 1994 (the Housing Element was last updated in 2013) and includes several new elements. The GPU incorporates statutory requirements for general plans and guidance provided in the 2017 General Plan Guidelines; coordinates future development and policies with regional planning efforts and serves as the City's fundamental guide in developing strategies to address greenhouse gas reduction, climate adaptation, and resiliency planning. The EIR incorporates each of the goals, policies, and implementation measures of the following chapters in the adopted General Plan:

- Land Use Element
- Circulation Element
- Housing Element (2021-2029)
- Open Space and Conservation Element
- Noise Element
- Safety Element
- Environmental Justice Element
- Economic Development Element

These goals, policies, and implementation measures are intended to maintain various potential environmental effects of the project at levels that are less than significant and are considered when evaluating the potential environmental impacts of implementing the General Plan. Chapter 3 lists the objectives and Chapter 4 lists the goals and policies of the General Plan. The Housing Element is updated for the 6th cycle and planned developments identified in the Land Use Element accommodate the Regional Housing Needs Allocation goal of 952 housing units, which represents an 18.2% increase from the existing number of housing units. The Project includes Targeted Amendments to Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code (Zoning Map and Zoning Text Amendments) to implement the Land Use Element’s Land Use Plan.

The GPU is intended to achieve the land use, transportation, housing, and other goals of the City that reflect the community’s growth over the long-term. Table 1 (General Plan Update: Comparison of 2020 and 2040) compares 2020 and 2040 land uses for the City of Santa Fe Springs, the Sphere of Influence, and the overall Planning Area. The 2040 planning horizon for the Planning Area is estimated at approximately 16,724 dwelling units, 60,808 residents, 79,573,800 building square feet of non-residential uses, and 60,858 jobs. This table shows existing conditions as of 2020 and the projected growth based on the proposed land use plan for a future horizon year of 2040.

**Table 1
General Plan Update: Comparison of 2020 and 2040**

Development Indicators	Existing Conditions (2020)			Future Buildout Conditions (2040)		
	City	SOI	Total	City	SOI	Total
Dwelling Units	5,513	6,639	12,152	9,421	7,303	16,724
Population	18,292	28,626	46,918	30,351	30,457	60,808
Non-Residential Building Square Feet	76,790,900	1,293,600	78,084,500	78,273,600	1,300,200	79,573,800
<i>Commercial</i>	3,922,700	382,400	4,305,100	3,841,900	382,400	4,224,300
<i>Office</i>	3,203,800	30,900	3,234,700	3,564,200	34,500	3,598,700
<i>Hotels/Motels Rooms (Rms)</i>	140,000	26,500	166,500	553,900	26,500	580,400
<i>150 Rms</i>	150 Rms	120 Rms	270 Rms	900 Rms	120 Rms	1,020 Rms
<i>Industrial</i>	67,743,600	92,500	67,836,100	68,537,100	92,500	68,219,600
<i>Public Facilities/ Institutional</i>	1,780,800	761,300	2,542,100	1,776,600	761,300	2,537,900
Employees	54,716	1,354	56,070	59,321	1,536	60,858
Students	5,446	4,049	9,495	6,638	4,914	11,552

Land Use Element

The Land Use Element provides the framework for establishing the patterns of development activity and land uses that achieves the General Plan's Vision and Guiding Principles. The Land Use Element serves as a guide for decision-makers, residents, stakeholders, business owners, and property owners as it identifies and describes the type, intensity, and general distribution of land for housing, businesses, industries, and public facilities. Land use designations identify the general categories of activities permitted throughout the City. The Land Use Element includes a Land Use Plan that establishes 15 land use designations intended to provide a rational and orderly approach to land use development. The City's Existing Land Use map, as of 2020, is shown as Exhibit 3 (Existing Land Use Plan). There are an estimated 5,513 dwelling units within the City limits and 6,639 dwelling units in the Sphere of Influence, for a total 12,152 dwellings within the Planning Area. Exhibit 4 (Proposed Land Use Plan) shows the proposed General Plan Land Use Map. Goals and policies contained in the Element provide guidance to plan for orderly growth, promote economic development, and protect natural resources.

Housing Element (2021-2029)

This Housing Element provides a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. The Housing Element specifically intends to: 1) provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies; 2) establish community goals and policies relative to housing through the identification of existing, stated, and implicit goals, and the identification of housing needs and challenges; 3) accommodate the Regional Housing Needs Assessment (RHNA) goal mandated by the State; and 4) establish and identify programs to implement and attain the community's goals and policies, taking into consideration the feasibility of those programs, and act as a meaningful guide to decision-makers considering housing-related issues.

Environmental Justice Element

The Environmental Justice Element is mandated in the General Plan to serve as a comprehensive policy document specific to disadvantaged communities in the City. The Environmental Justice Element identifies the screening method to identify disadvantaged communities, documents the spatial relationship of existing and planned land uses, and provides a community profile relating to public health. As mandated by State law, its contents identify policies and objectives related to addressing and identifying health risks associated with overconcentration and proximity of industrial and polluting land uses to residential properties; reducing health risks through promotion of physical activities, improved housing conditions, and food access.

Zoning Map and Zoning Text Amendments

Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code (Zoning Map and Zoning Text Amendments) is the primary tool for implementing the goals, objectives and policies of the Land Use Element, pursuant to the mandated provisions of the State Planning and Zoning Law (Government Code Section 65000 et seq.), State Subdivision Map Act (Government Code Section 66410 et seq.), California Environmental Quality Act (Public Resources Code Section 21000 et seq.), and other applicable state and local requirements. The zoning map and zoning regulations, including development standards, permits and procedures, zones and zone descriptions that are contained in Chapter 155 are being revised to be consistent with the exhibits and text of the Land Use Element.

Key Opportunity Sites

In addition to the General Plan and Zoning updates, the project includes four Key Opportunity Sites. The following describes the proposed development that could be built within each site:

- **Washington Boulevard/Norwalk Transit-Oriented Development (TOD).** This opportunity site is located within the triangular blocks between Washington Boulevard, Norwalk Boulevard, and Broadway bordering the City of Santa Fe Springs and the Los Angeles County unincorporated area of West Whittier-Los Nietos. The area, on the southside of Washington Boulevard, consists of older vehicle-oriented commercial properties and restaurants. A planned Metro Eastside Transit Corridor Phase 2 light rail station (Metro L line) is proposed within the street right-of-way near the intersection of Washington Boulevard and Norwalk Boulevard. The line will connect the current terminus in East Los Angeles to the City of Whittier at Lambert Avenue. The proposed Washington Boulevard/Norwalk Transit-Oriented Development project would allow construction of up to 480 residential units and 40,000 square feet of commercial development within multiple buildings with a maximum height of six-stories. The ground floor would include pedestrian-oriented commercial uses, such as retail and restaurants, as well as residential lobbies. The project would also include ground floor open space, including a public plaza with seating, landscaping, outdoor dining, and widened sidewalks.
- **Metrolink Transit-Oriented Development (TOD).** This opportunity site is located at the northeast corner of Imperial Highway and Bloomfield bordering the City of Norwalk and across the street from the Norwalk/Santa Fe Springs Transportation Center and Metrolink Station. The project would replace existing commercial, business park, and industrial properties. The proposed Metrolink Transit-Oriented Development project would allow up to 600 residential units and 70,400 square feet of commercial development within multiple buildings with a maximum height of six stories. The ground floor would include pedestrian-oriented commercial uses, such as retail and restaurants, as well as residential lobbies. The project would also include ground floor open space, including a public plaza with seating, landscaping, and widened sidewalks.
- **MC&C Site.** This opportunity site is located at the southeast corner of Telegraph Road and Bloomfield Avenue on vacant properties that include active and abandoned oil wells and associated pipelines. The concept MC&C Site project would allow construction of up to 306 residential units and 50,500 square feet of commercial development within multiple buildings with a maximum height of four stories. Along Telegraph Road, ground floor would include commercial uses, such as retail and restaurants and upper floor will include residential units. Along Bloomfield Avenue, development would allow standalone residential development and live-work units directly fronting the street. Several oil wells will remain active and will be buffered from residential and commercial buildings.
- **Koontz Site.** This opportunity site is located between Lakeland Road, Norwalk Boulevard, Fulton Wells Avenue, and Florence Avenue. The concept project would replace existing industrial properties with up to 156 residential units and 110,500 square feet of commercial development within multiple one- to three-story buildings in height. Residential development will consist of tuck-under residential building types at three stories in height. Commercial development will consist of a neighborhood shopping center with retail, commercial services, and restaurants on the southwest corner of Florence Avenue and Norwalk Boulevard.

Draft Program Environmental Impact Report: The Draft Program Environmental Impact Report (DEIR) evaluates the anticipated buildout of the Planning Area, which consists of approximately 11.5 square miles of land within the City's boundaries (8.9 square miles) and land outside the City's boundaries within the City's Sphere of Influence (2.6 square miles). The DEIR assesses

the anticipated development that could occur within the Planning Area if every parcel in the city developed at the densities and intensities expected under the proposed General Plan. Anticipated growth accommodated by the Plan within the Planning Area includes new and expanded businesses, governmental and educational uses, and residential development. Growth is projected for the area within the City as well as for the Planning Area, which includes the Sphere of Influence. It is noted that the total growth estimates anticipate buildout of the entire Planning Area. Actual future development would depend on future real estate market conditions, new state and federal laws and regulations, property owner preferences, site-specific constraints, technological advancements, and other factors. The 2040 planning horizon for the Planning Area is estimated to result in increases of approximately 16,724 dwelling units, 60,808 residents, 79,573,800 building square feet of non-residential uses, and 60,858 jobs.

Significant Environmental Impacts: The DEIR determined that, even with implementation of all feasible and recommended mitigation, the following impacts would remain significant and unavoidable: Air Quality, Greenhouse Gas Emissions, and Transportation (VMT).

Alternatives to the Proposed Project: In accordance with CEQA Guidelines Section 15126.6(d), alternatives to the proposed Project were considered; however, it was determined that none of the alternatives would eliminate or reduce any of the significant impacts of the GPTZCU to less than significant levels.

Hazardous Materials: As described in the DEIR, there are sites within the City and its Planning Area that are on the lists of sites enumerated under Government Code Section 65962.5. This disclosure is provided to address the requirement of Section 15087(c)(6) of the CEQA Guidelines

Document Availability: The Draft Program EIR and related documents are available for review at the following locations:

- Santa Fe Springs Planning Department – 11710 East Telegraph Road, Santa Fe Springs, California, 90670
- Santa Fe Springs City Library, 11700 East Telegraph Road, Santa Fe Springs, California 90670
- https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp

Public Review Period: As mandated by State Law, the minimum public review period for this DEIR is 45 days. The DEIR will be available for public review and comment beginning **Wednesday, November 3, 2021 and ending Friday, December 17, 2021 at 5:00 PM.**

Where to Send Comments: Members of the public and interested agencies and individuals are invited to provide written comments on the Draft EIR. All written comments must be provided to the City at the following address during the 45-day public review period. Written comments will be accepted by mail or by e-mail and must be submitted no later than 5:00 pm on December 17, 2021.

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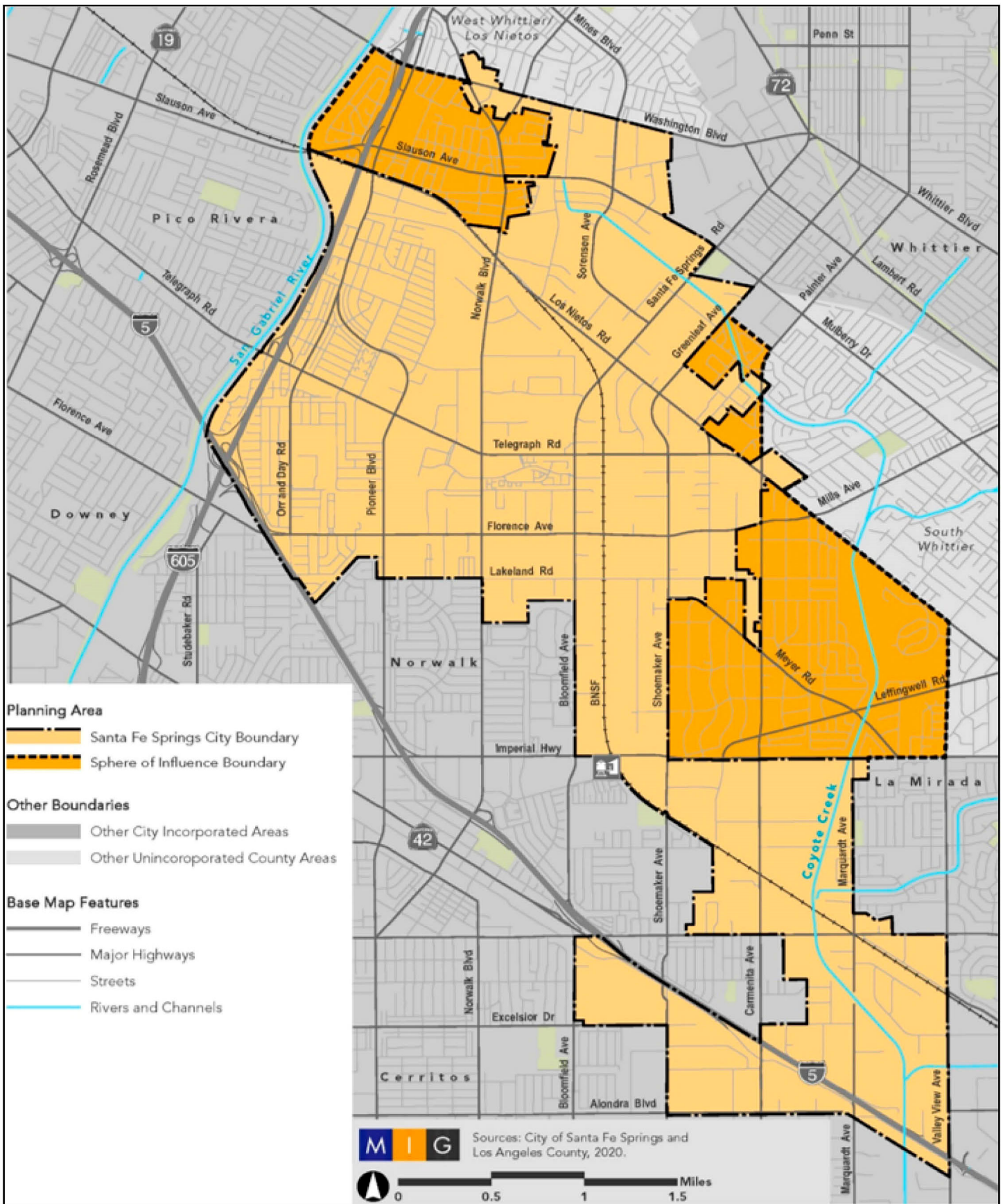


Exhibit 2 Planning Area

General Plan Update and Zoning Amendments
 Santa Fe Springs, California



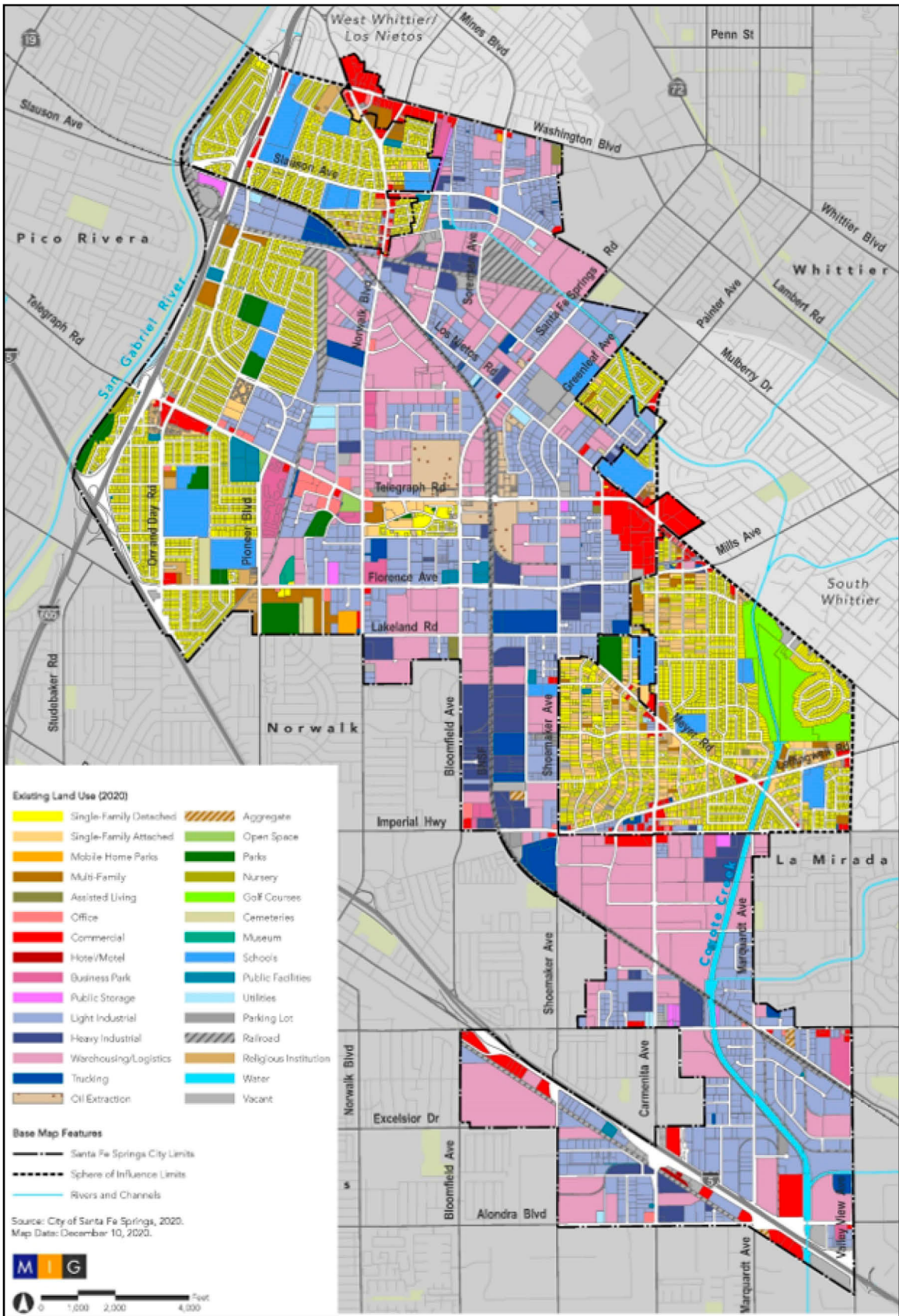


Exhibit 3 Existing Land Use Plan

General Plan Update and Zoning Amendments
Santa Fe Springs, California

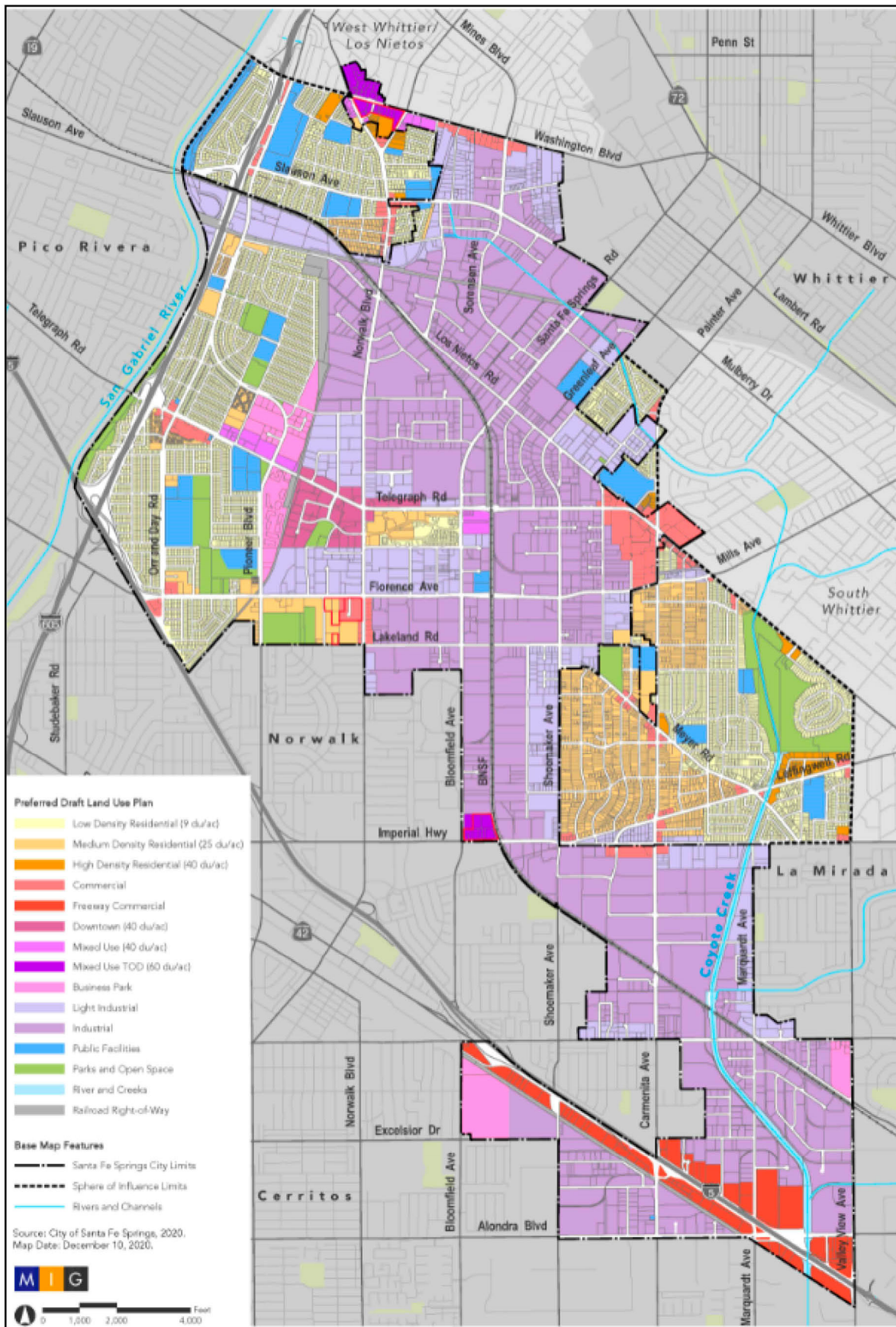


Exhibit 4 Proposed Land Use Plan

General Plan Update and Zoning Amendments
Santa Fe Springs, California