

**City of Santa Fe Springs  
General Plan and Targeted  
Zoning Code Update  
Final Environmental Impact Report  
(State Clearinghouse # 2021050193)**

**Lead Agency:**

City of Santa Fe Springs  
Planning Department  
11710 Telegraph Road  
Santa Fe Springs, CA 90670



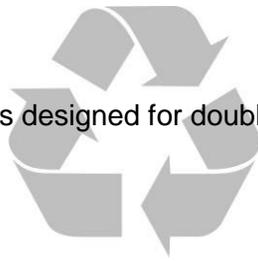
**Consultant to the City:**

MIG, Inc.  
1650 Spruce Street, Suite 106  
Riverside, California 92507  
[www.migcom.com](http://www.migcom.com)



Draft to City Staff  
January 14, 2022

- This document is designed for double-sided printing -





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## 1.0 INTRODUCTION

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This Final Environmental Impact Report (FEIR) has been prepared to comply with Sections 15088 and 15089 of the State California Environmental Quality Act (CEQA) Guidelines (Guidelines). The City of Santa Fe Springs (City) has prepared the Final EIR pursuant to the CEQA Guidelines, including Sections 15086 (Consultation Concerning Draft EIR) and 15088 (Evaluation of and Responses to Comments). As noted in Section 15089(b) of the Guidelines, the focus of a FEIR should be on responses to comments on the Draft Environmental Impact Report (DEIR). In conformance with these guidelines, the Final EIR consists of the following volumes:

- (1) The **Draft EIR** circulated for a 45-day public agency and public review and comment period commencing on November 3, 2021 and ending on December 17, 2021. A Notice of Availability was sent to neighboring cities, other government agencies and non-governmental interested parties. The City's Notification List for the DEIR is provided in Section 4.0 (Public Circulation) of this FEIR.
- (2) This **Final EIR document** includes all written comments received on the Draft EIR during the 45-day public review period, the written responses of the City to these comments, revisions to the Draft EIR in response to comments (presented in Section 3, Errata) and the public circulation record. None of the revisions to the Draft EIR represents a substantial increase in the severity of an identified significant impact or the identification of a new significant impact, mitigation, or alternative considerably different from those already considered in the Draft EIR.

Certification of this Final EIR by the Santa Fe Springs City Council must occur prior to approval of the General Plan and Targeted Zoning Code Update (GPFZCU).

### Availability of EIR Materials

All materials related to the preparation of this EIR are available for public review on the City of Santa Fe Springs website:

[http://www.santafesprings.org/cityhall/planning/environmental\\_documents.asp](http://www.santafesprings.org/cityhall/planning/environmental_documents.asp)

The documents were also available for review at the following physical location:

City of Santa Fe Springs Planning Department  
11710 Telegraph Road, Santa Fe Springs, CA 90670

### Summary Project Description

Provided below for ease reference is a summary of the description of the GPTZCU project. The full Project Description can be found in Chapter 3 of the Draft EIR.

Every city and county in California is required to have a general plan that functions as a comprehensive, long-range policy document. For cities, the general plan guides the physical development of the incorporated city (e.g., city limit) and any land outside city boundaries (e.g., unincorporated sphere of influence area) that has a relationship to the city's future growth and development.

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. 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 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 1-1 (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 1-1**  
**General Plan Update: Comparison of 2020 and 2040 Development Indicators**

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>	3,992,700	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>Rooms (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

SOI = sphere of influence

## **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. 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. 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:

**a. Washington Boulevard/Norwalk Boulevard Transit-Oriented Development (TOD)**

This site is located within the triangular blocks between Washington Boulevard, Norwalk Boulevard, and Broadway Avenue 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 planned for this segment of Washington Boulevard. The line will connect the current terminus in East Los Angeles to the City of Whittier at Lambert Avenue. The proposed Washington Boulevard Avenue/Norwalk Boulevard Transit-Oriented Development project would allow construction of up to 422 residential units and 38,300 square feet of non-residential building area within multiple buildings with a maximum height of six stories. The ground floor would include pedestrian-oriented commercial uses, such as retail and restaurants, and residential lobbies where residents and guests can access the residences on the upper floors. The project would also include ground floor open space, including a public plaza with seating, landscaping, outdoor dining, and widened sidewalks.

**b. Metrolink Transit-Oriented Development (TOD)**

This site is located at the northeast corner of Imperial Highway and Bloomfield Avenue 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 construction of up to 582 residential units and 70,400 square feet of non-residential building area within multiple buildings with a maximum height of six stories. The ground floor would include pedestrian-oriented commercial uses, such as retail and restaurants, and as residential lobbies where residents and guests can access the residences on the upper floors. The project would also include ground floor open space, including a public plaza with seating, landscaping, and widened sidewalks.

**c. MC&C Site**

This site is located at the southeast corner of Telegraph Road and Bloomfield Avenue on vacant properties that include active, plugged, idle, and abandoned oil wells and associated pipelines. The proposed MC&C Site project would allow construction of up to 306 residential units and 55,500 square feet of non-residential building area within multiple buildings with a maximum height of four stories. Along Telegraph Road, the ground floor would include commercial uses, such as retail and restaurants and the upper floors 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 continue to have access for maintenance but will also be buffered from residential and commercial buildings with walls, fences, berms, etc. as appropriate.

**d. Koontz Site**

This site is located between Lakeland Road, Norwalk Boulevard, Fulton Wells Avenue, and Florence Avenue. The project would replace existing industrial properties with up to 156 residential units and 110,500 square feet of commercial or business park 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 located at the property on the southwest corner of Florence Avenue and Norwalk Boulevard. The shopping center will include multiple retail pads and an anchor store with a maximum height limit of 25 feet. The commercial use could also be a business park depending on market conditions.

## **Intended Use of the EIR**

The planning framework proposed in the General Plan Update would not result in the immediate construction of any new development nor entitlement of any new project. All new development within the City will continue to be subject to the City's permitting, approval, and public participation processes. Elected and appointed officials along with City Staff will review subsequent project applications for consistency with the General Plan, applicable Specific Plans, and the Zoning Ordinance, and will prepare appropriate environmental documentation to comply with CEQA and other applicable environmental requirements.

Pursuant to Section 15168 of the State CEQA Guidelines, this EIR is a Program EIR. The goals, policies, land use designations, implementation programs, and other substantive components of the General Plan and implementing sections of the Zoning Ordinance comprise the "program" evaluated in this Program EIR. Subsequent activities undertaken by the City and project proponents to implement the General Plan will be examined considering this Program EIR to determine the appropriate level of environmental review required under CEQA. Subsequent implementation activities may include but are not limited to the following:

- Rezoning of properties to achieve consistency with the General Plan.
- Updating and approval of Specific Plans and other development plans and planning documents.
- Approval of tentative maps, variances, conditional use permits, and other land use permits and entitlements.
- Approval of development agreements.
- Approval of facility and service master plans and financing plans.
- Approval and funding of public improvement projects.
- Approval of resource management plans.
- Issuance of permits and other approvals necessary for the implementation of the General Plan.
- Issuance of permits and other approvals necessary for public and private development projects.
- Future amendments to the City's Housing Element and other General Plan Elements.

## **Plan Preparation Process and Public Participation**

Between April 2020 and June 2021, the City completed the following outreach and engagement activities designed to promote and inform public about the General Plan:

- Bilingual Communications and Social Media Campaign
- General Plan Project Website
- Community Survey (online and paper)
- Stakeholder Interviews and Focus Group Discussions
- General Plan Advisory Group ( five meetings)
- Community Workshops (three workshops)
- Joint Study Sessions with Planning Commission and City Council

**Communications and Social Media Campaign.** The City and MIG launched and maintained a multi-media campaign to keep the community abreast of the General Plan and Housing Element activities and milestones. MIG provided updates and information via social media and other web-based platforms, the General Plan's dedicated website, print media, and press releases. Flyers, fact sheets, and press releases informed stakeholders and promoted engagement activities. All written and digital materials were provided in English and Spanish.

**Website.** MIG, Inc. (the City's General Plan consultant) created and hosted a stand-alone website for the project, working with the City's IT and Planning Department staff to direct traffic from the City's website to the General Plan website<sup>1</sup>. The website included information around the General Plan update schedule and process, ways to get involved, upcoming meetings, ways to provide input, and public documents. The Housing Element was highlighted along with the new Environmental Justice and Economic Development Elements. Engagement activities focused on the Housing Element were summarized alongside key documents.

**Survey.** During August and September 2020, the City conducted an online survey to understand community priorities, including housing priorities, with a focus on preferred transportation modes. To boost survey participation, City staff also distributed paper copies of the survey at senior housing facilities and the City library.

**Stakeholder Interviews and Focus Groups.** MIG conducted eight one-on-one interviews and six small focus groups with community stakeholders between April to August 2020, engaging 36 stakeholders. The interviews and focus groups discussed nine questions and lasted approximately one hour. Responses were summarized only in aggregate, thereby encouraging the interviewees to speak freely.

In each interview and focus group, stakeholders were asked about critical challenges and opportunities including but not limited to residential and other development, where they would like to see new housing, how they feel about converting industrial sites to residential uses, and the types of housing needed in Santa Fe Springs.

**General Plan Advisory Group.** The General Plan Advisory Group (GPAG) was formed to advise City staff and MIG during the development of this comprehensive GPTZCU. Twenty members represented a range of community interests, including representatives from neighborhood groups, business groups, advocacy groups, and local organizations, residents representing a range of perspectives. GPAG input was instrumental in the design of subsequent community workshops.

**Community Workshops.** MIG facilitated three virtual interactive community workshops that addressed a wide range of issues including housing between September 2020 and March 2021. Live Spanish translation services were available for every workshop. The first workshop informed the community on the General Plan process and identified community challenges and opportunities. The second workshop presented the Community Needs Assessment and elicited input on environmental burdens within disadvantaged community areas.

**Study Sessions.** MIG conducted two study sessions on the General Plan to test ideas and concepts and confirm direction with decision-makers. Study sessions were held in December 2020 and May 2021 with the City Council and Planning Commission.

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<sup>1</sup> [https://www.santafesprings.org/cityhall/planning/general\\_plan\\_update/](https://www.santafesprings.org/cityhall/planning/general_plan_update/)

## 2.0 RESPONSE TO COMMENTS

The Draft EIR was circulated for a 45-day public review and comment period beginning November 3, 2021 and ending on December 17, 2021. In compliance with CEQA, a Notice of Availability was sent to government agencies, neighboring cities, and non-governmental interested parties (CEQA Guidelines § 15087). The City's Local Agency Notification List, showing who received notice of the Draft EIR, is provided in Section 4.0 - Public Circulation - of this FEIR. Four comment letters were received from various agencies, conservation organizations, and private groups, as well as a letter from the California Office of Planning and Research (OPR) acknowledging receipt of the Draft EIR.

The correspondences listed in Table 2-1 (DEIR Comments) were submitted to the City of Santa Fe Springs concerning the DEIR. A copy of each comment letter, followed by the City's written responses to those comments, follow.

**Table 2-1  
DEIR Comments**

<b>ID</b>	<b>Agency/Organization/Individual</b>	<b>Date</b>
<b>State Agencies</b>		
A	California Office of Planning & Research, State Clearinghouse (acknowledge receipt of the DEIR)	11/03/21
<b>County Agencies/Organizations</b>		
B	LA County Sanitation Districts	12/08/21
C	LA County Fire Department	11/29/21
<b>Regional Organizations</b>		
D	Gabrieleno Tribe	11/03/21
<b>City Organizations</b>		
	None	
<b>Private Individuals/Companies</b>		
E	Irma Huitron	12/17/21

**COMMENT LETTER A – CALIFORNIA STATE CLEARINGHOUSE**

## 2.0 Response to Comments

### OFFICE OF PLANNING AND RESEARCH – STATE CLEARINGHOUSE FORM

#### Notice of Completion

LETTER A

State Review Period Start

11/3/2021

State Review Period End

ENTIRE LETTER IS COMMENT 1

12/17/2021

State Reviewing Agencies

California Air Resources Board (ARB), California Department of Conservation (DOC), California Department of Fish and Wildlife, South Coast Region 5 (CDFW), California Department of Forestry and Fire Protection (CAL FIRE), California Department of Housing and Community Development (HCD), California Department of Parks and Recreation, California Department of Transportation, District 7 (DOT), California Department of Transportation, Division of Aeronautics (DOT), California Department of Transportation, Division of Transportation Planning (DOT), California Department of Water Resources (DWR), California Governor's Office of Emergency Services (OES), California Highway Patrol (CHP), California Native American Heritage Commission (NAHC), California Natural Resources Agency, California Public Utilities Commission (CPUC), California Regional Water Quality Control Board, Los Angeles Region 4 (RWQCB), California State Lands Commission (SLC), Department of Toxic Substances Control, Office of Historic Preservation, San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC), State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Water Quality

Development Types

Residential (Residential)(Units 16724, Acres 1369), Office (Office)(Sq. Ft. 3600000, Acres 121, Employees 1), Commercial (Commercial)(Sq. Ft. 4200000, Acres 383, Employees 1), Industrial (Industrial)(Sq. Ft. 6800000, Acres 3334, Employees 1)

Local Actions

General Plan Update, Rezone

Project Issues

Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Cumulative Effects, Drainage/Absorption, Economics/Jobs, Energy, Flood Plain/Flooding, Geology/Soils, Greenhouse Gas Emissions, Growth Inducement, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mandatory Findings of Significance, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Schools/Universities, Septic System, Sewer Capacity, Solid Waste, Transportation, Tribal Cultural Resources, Utilities/Service Systems, Vegetation, Wetland/Riparian, Wildfire

Attachments

Draft Environmental Document [Draft IS, NOI\_NOA\_Public notices, OPR Summary Form, Appx,]

Notice of Completion [NOC] Transmittal form

Disclaimer: The Governor's Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov) or via phone at (916) 445-0613. For more information, please visit OPR's Accessibility Site.



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

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- 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](mailto: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:

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- Environmental Justice Element
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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 6<sup>th</sup> 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.

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**Table 1**  
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## 2.0 Response to Comments

### 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.

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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

## 2.0 Response to Comments

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

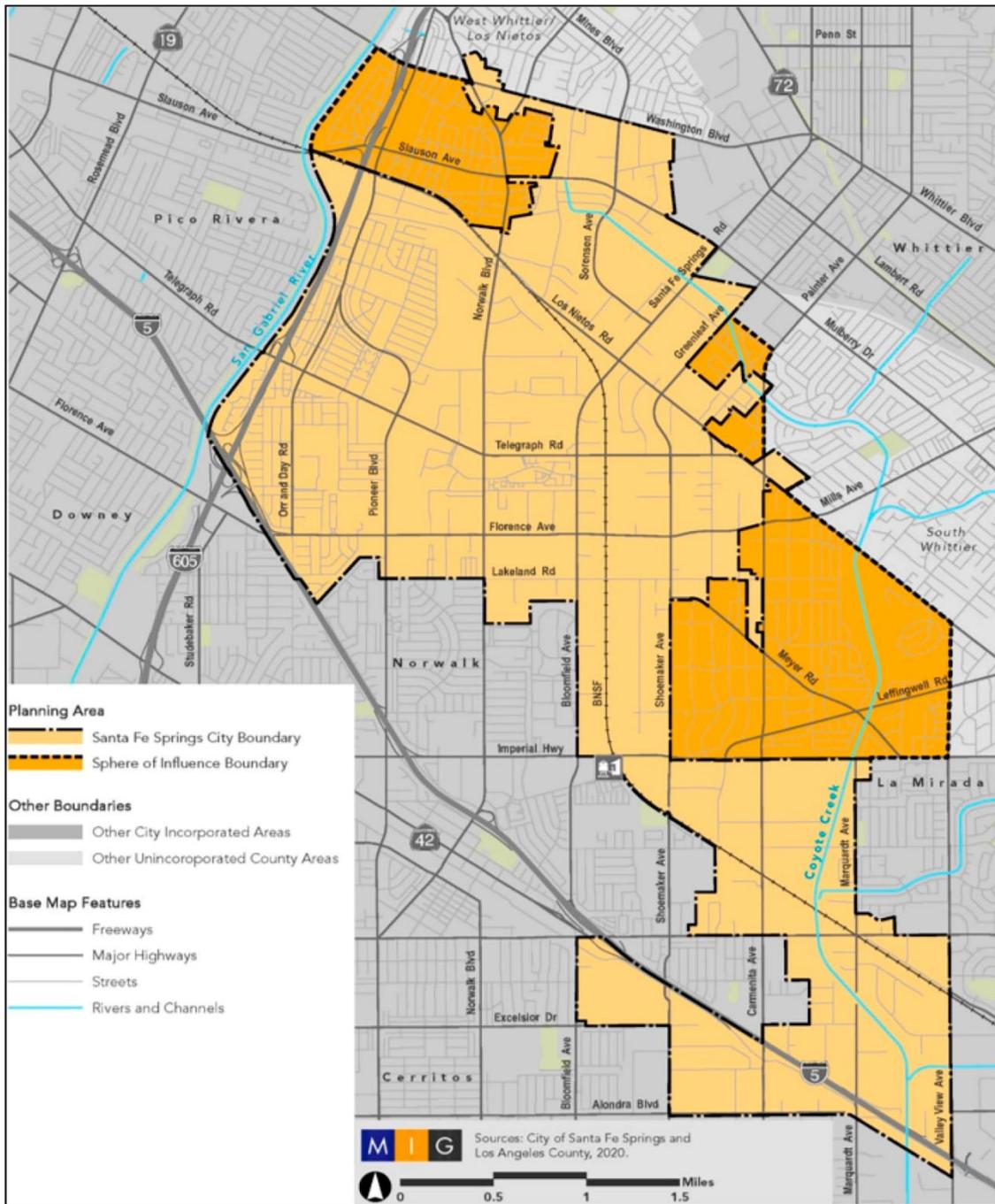
**Document Availability:** The Draft Program EIR and related documents are available for review at the following locations:

- 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](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.

Cuong Nguyen, Assistant Director of Planning  
City of Santa Fe Springs Planning Department  
11710 East Telegraph Road  
Santa Fe Springs, California 90670  
(562) 868-0511  
[CuongNguyen@santafesprings.org](mailto:CuongNguyen@santafesprings.org)



### Exhibit 2 Planning Area

General Plan Update and Zoning Amendments  
Santa Fe Springs, California

<http://www.migcom.com> • 951-787-9222



2.0 Response to Comments

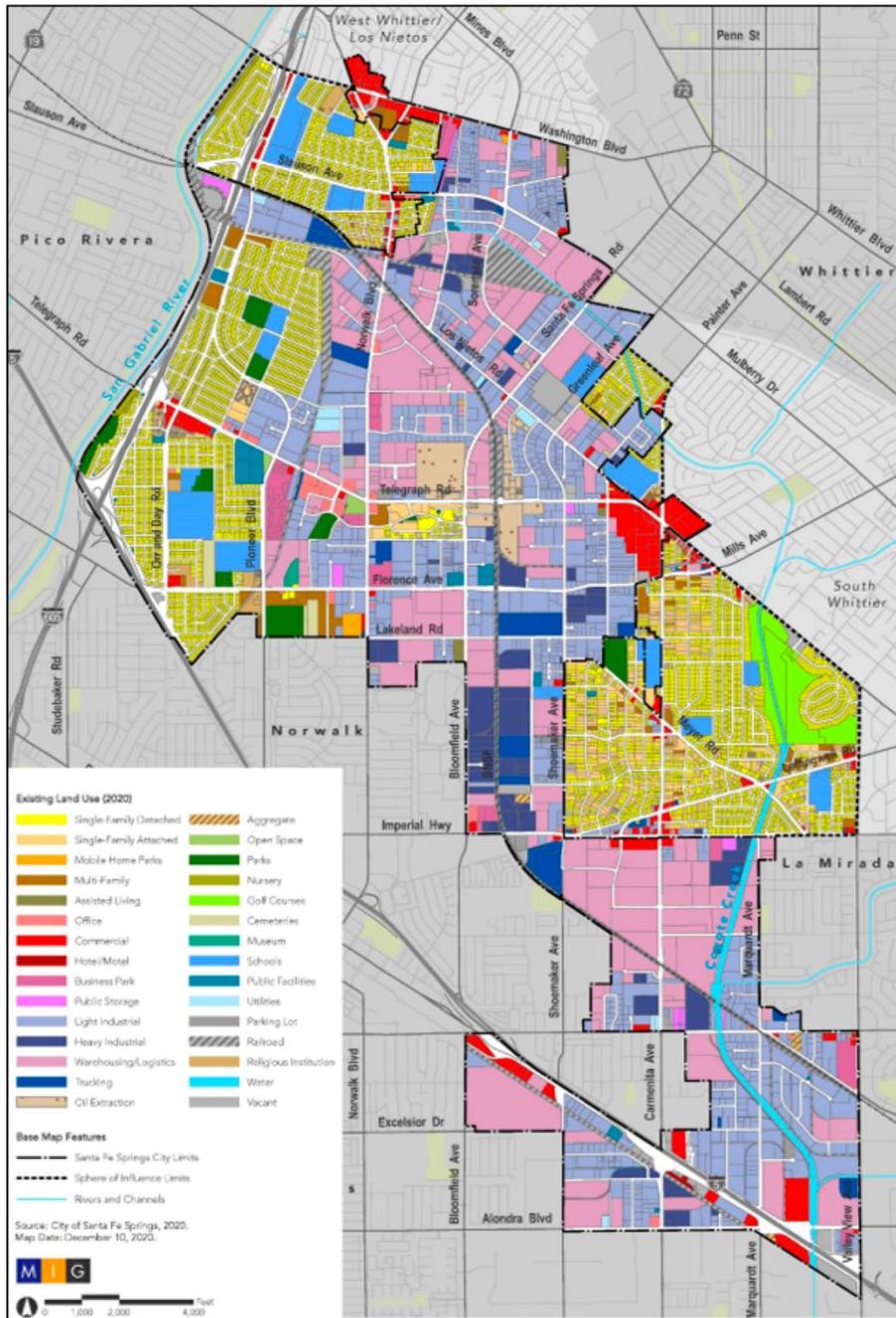
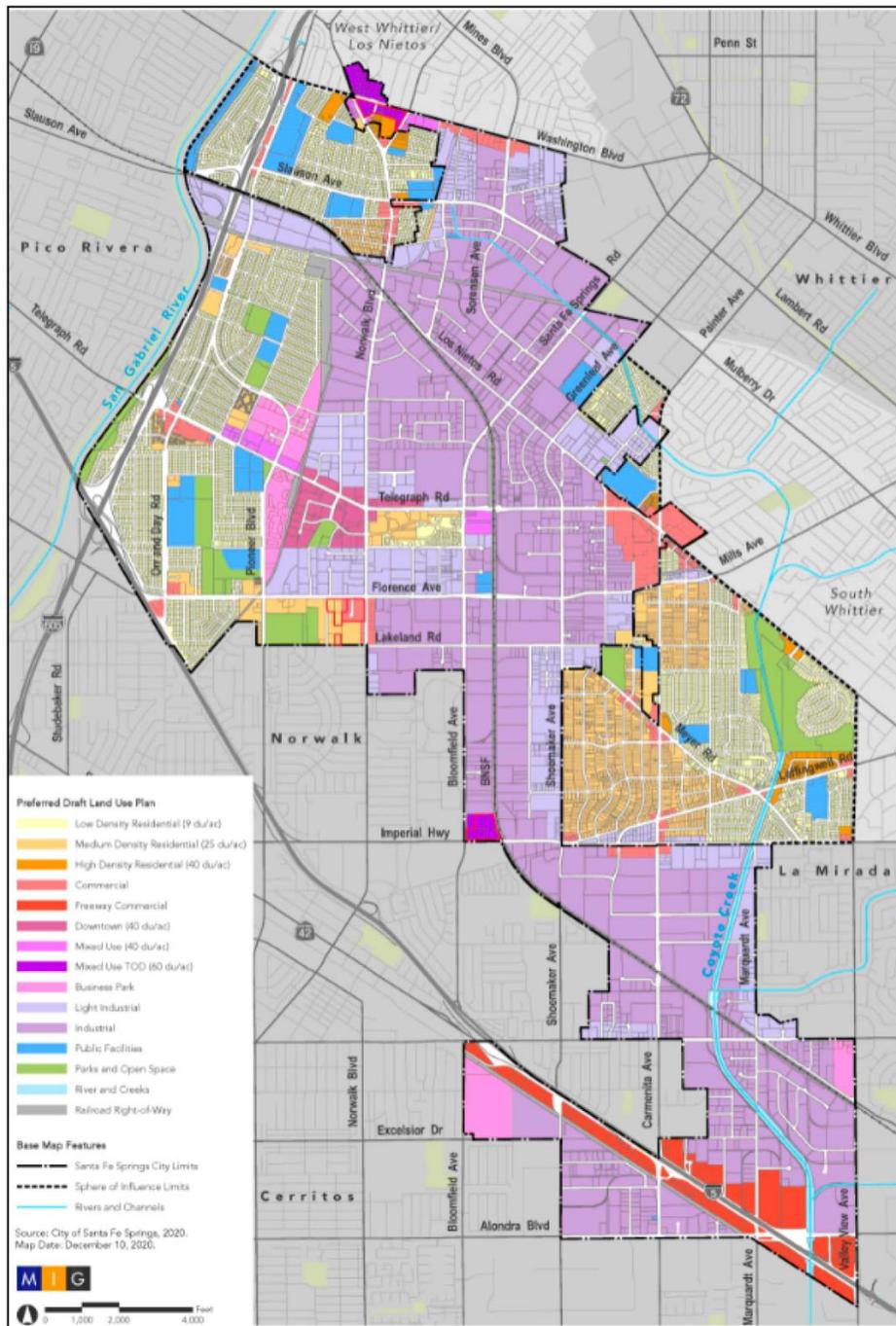


Exhibit 3 Existing Land Use Plan

General Plan Update and Zoning Amendments  
Santa Fe Springs, California

<http://www.migcom.com> • 951-787-9222





### Exhibit 4 Proposed Land Use Plan

General Plan Update and Zoning Amendments  
Santa Fe Springs, California

<http://www.migcom.com> • 951-787-9222



2.0 Response to Comments

<b>ID</b>	<b>Response to Comment Letter A - State Clearinghouse</b>
<b>A-1</b>	The City acknowledges the State Clearinghouse's receipt of the Draft EIR for distribution to state agencies. The City also acknowledges the 45-day public review period ran from November 3, 2021 to December 17, 2021, consistent with the City's local distribution and newspaper notification dates. Thank you for your assistance in this regard.

**COMMENT LETTER B – LOS ANGELES COUNTY SANITATION DISTRICTS**

2.0 Response to Comments



**LOS ANGELES COUNTY  
SANITATION DISTRICTS**  
Converting Waste Into Resources

**Robert C. Ferrante**

Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
(562) 699-7411 • www.lacsd.org

December 8, 2021

Ref. DOC 6366541

**LETTER B**

Mr. Cuong Nguyen, Assistant Director of Planning  
City of Santa Fe Springs Planning Department  
11710 East Telegraph Road  
Santa Fe Springs, CA 90670

Dear Mr. Nguyen:

**NOA/NOC Response to DEIR for Santa Fe Springs General Plan Update**

The Los Angeles County Sanitation Districts (Districts) received a Notice of Availability/Completion (NOA/NOC) for a Draft Environmental Impact Report (DEIR) for the subject project on November 5, 2021. The proposed project is located within the jurisdictional boundaries of District No. 18. Previous comments submitted by the Districts to your agency in correspondence dated June 15, 2021 (copy enclosed) still apply to the subject project with the following comment:

- Section 4.10—Hydrology and Water Quality, last paragraph on page 4.10-1 and Section 4.19—Utilities and Service Systems, pages 4.19-2, 4.19-19, and 4.19-24 stated that “the local wastewater collection system is owned and operated by Los Angeles County Sanitation Districts (LACSD).... Wastewater collected from businesses and residences within the City is treated at LACSD’s Los Coyotes Water Reclamation Plant (LCWRP) and Long Beach Water Reclamation Plant (LBWRP).” Please note the Districts own, operate, and maintain the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. For information regarding the City sewerage system, please contact the City Department of Public Works and/or the Los Angeles County Department of Public Works. In addition, the wastewater generated by the City will be treated at the Joint Water Pollution Control Plant located in the City of Carson and/or the Los Coyotes Water Reclamation Plant located in the City of Cerritos.

B-1

All other information concerning Districts’ facilities and sewerage service contained in the DEIR is current. If you have any questions, please contact the undersigned at (562) 908-4288 extension 2743 or [mandyhuffman@lacsd.org](mailto:mandyhuffman@lacsd.org).

Very truly yours,

*Mandy Huffman*

Mandy Huffman  
Environmental Planner  
Facilities Planning Department

MNH:mnh

Enclosure

DOC 6399035.D18



**Robert C. Ferrante**  
Chief Engineer and General Manager  
1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
(562) 699-7411 • www.lacsd.org

June 15, 2021

Ref. DOC 6178583

Mr. Cuong Nguyen, Senior Planner  
City of Santa Fe Springs Planning Department  
11710 East Telegraph Road  
Santa Fe Springs, CA 90670

Dear Mr. Nguyen:

**NOP Response for City of Santa Fe Springs General Plan Update**

The Los Angeles County Sanitation Districts (Districts) received a Notice of Preparation of a Draft Environmental Impact Report (NOP) for the subject project on May 17, 2021. The City of Santa Fe Springs (City) is located within the jurisdictional boundary of District No. 18. We offer the following comments regarding sewerage service:

1. The Districts own, operate, and maintain the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. As such, the Districts cannot comment on any deficiencies in the sewerage system in the City except to state that presently no deficiencies exist in Districts' facilities that serve the City. For information on deficiencies in the City sewerage system, please contact the City Department of Public Works and/or the Los Angeles County Department of Public Works.
2. The Districts should review individual developments within the City to determine whether or not sufficient trunk sewer capacity exists to serve each project and if Districts' facilities will be affected by the project.
3. The wastewater generated by the City is treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 259.7 mgd, or the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a capacity of 37.5 mgd and currently processes an average flow of 21.3 mgd.
4. In order to estimate the volume of wastewater the project will generate, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1. Loadings for Each Class of Land Use](#) link for a copy of the Districts' average wastewater generation factors.
5. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more

B-2

DOC 6217943.D18

## 2.0 Response to Comments

Mr. Cuong Nguyen

2

June 15, 2021

specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

B-2

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

B-3

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2743 or at [mandyng@lacsd.org](mailto:mandyng@lacsd.org).

Very truly yours,

*Mandy Ng*

Mandy Ng  
Environmental Planner  
Facilities Planning Department

MMN:mmn

DOC 6217943.D18

ID	Response to Comment Letter B – LA County Sanitation Districts (LACSD)
B-1	The information provided by the LACSD will be incorporated into FEIR Section 3, Errata. The LACSD indicated that, with the additional information in this comment regarding sewer/wastewater services, the DEIR information in that regard was considered accurate. It should be noted the DEIR discussion on sewer/wastewater services incorporated the information from the LACSD provided during the NOP period.
B-2	This comment is the inclusion of the earlier comments on the NOP. The LACSD states that the DEIR discussion of sewer/wastewater services is accurate with the addition of the information outlined in Response B-1 above. Therefore, no response is necessary and no changes to the Draft EIR text are required other than those shown in Response B-1 above.
B-3	The LACSD outlines procedures for future development to identify, construct and/or fund future sewer conveyance and wastewater treatment improvements as necessary. Future development is required to coordinate with the City and LACSD as appropriate to assure it has adequate sewer and wastewater services before occupancy. Therefore, no changes to the Draft EIR text are required by this comment.

**COMMENT LETTER C – LOS ANGELES COUNTY FIRE DEPARTMENT**



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401  
www.fire.lacounty.gov

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

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

BOARD OF SUPERVISORS

HILDA L. SOLIS  
FIRST DISTRICT  
HOLLY J. MITCHELL  
SECOND DISTRICT  
SHEILA KUEHL  
THIRD DISTRICT  
JANICE HAHN  
FOURTH DISTRICT  
KATHRYN BARGER  
FIFTH DISTRICT

November 29, 2021

LETTER C

Received

DEC 03 2021

Planning Department

Cuong Nguyen, Assistant Director  
City of Santa Fe Springs  
Planning Department  
11710 East Telegraph Road  
Santa Fe Springs, CA 90670

Dear Mr. Nguyen:

**NOTICE OF AVAILABILITY/COMPLETION DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT, "SANTA FE SPRINGS GENERAL PLAN AND TARGETED ZONING CODE UPDATE," IS A COMPREHENSIVE REVISION TO THE GENERAL PLAN ADOPTED IN 1993 AND 1994 AND INCLUDES SEVERAL NEW ELEMENTS, THE GPU INCORPORATES STATUTORY REQUIREMENTS FOR GENERAL PLANS AND GUIDANCE PROVIDED IN THE 2017 GENERAL PLAN GUIDELINES, SANTA FE SPRINGS, FFER 2021011698**

The Notice of Availability/Completion Draft Program Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

**PLANNING DIVISION:**

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

C-1

For any questions regarding this response, please contact Kien Chin, Planning Analyst, at (323) 881-2404 or [Kien.Chin@fire.lacounty.gov](mailto:Kien.Chin@fire.lacounty.gov).

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

- |              |             |                  |                      |                      |                       |                  |
|--------------|-------------|------------------|----------------------|----------------------|-----------------------|------------------|
| AGOURA HILLS | CARSON      | EL MONTE         | INGLEWOOD            | LAWNDALE             | PICO RIVERA           | SIGNAL HILL      |
| ARTESIA      | CERRITOS    | GARDENA          | IRVINDALE            | LOMITA               | POMONA                | SOUTH EL MONTE   |
| AZUSA        | CLAREMONT   | GLENORA          | LA CANADA-FLINTRIDGE | LYNWOOD              | RANCHO PALOS VERDES   | SOUTH GATE       |
| BALDWIN PARK | COMMERCE    | HAWAIIAN GARDENS | LA HABRA             | MALIBU               | ROLLING HILLS         | TEMPLE CITY      |
| BELL         | COVINA      | HAWTHORNE        | LA MIRADA            | MAYWOOD              | ROLLING HILLS ESTATES | VERNON           |
| BELL GARDENS | CUDAHY      | HERMOSA BEACH    | LA PUENTE            | NORWALK              | ROSEMEAD              | WALNUT           |
| BELLFLOWER   | DIAMOND BAR | HIDDEN HILLS     | LAKEWOOD             | PALMDALE             | SAN DIMAS             | WEST HOLLYWOOD   |
| BRADBURY     | DUARTE      | HUNTINGTON PARK  | LANCASTER            | PALOS VERDES ESTATES | SANTA CLARITA         | WESTLAKE VILLAGE |
| CALABASAS    |             | INDUSTRY         |                      | PARAMOUNT            |                       | WHITTIER         |

Cuong Nguyen, Assistant Director  
November 29, 2021  
Page 2

**LAND DEVELOPMENT UNIT:**

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

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

For any questions regarding the report, please contact Inspector Claudia Soiza at (323) 890-4243 or at [Claudia.soiza@fire.lacounty.gov](mailto:Claudia.soiza@fire.lacounty.gov).

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

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

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

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

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

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

**HEALTH HAZARDOUS MATERIALS DIVISION:**

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

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

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

C-2

C-3

C-4

Cuong Nguyen, Assistant Director  
November 29, 2021  
Page 3

Very truly yours,



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

RMD:ac

2.0 Response to Comments

ID	Response to Comment Letter C – LA County Fire Department (LACFD)
C-1	The LACFD states “this project does not appear to have any impact on the emergency responsibilities of this Department [planning division]”. Therefore, no response is needed to this comment and no changes to the DEIR are required.
C-2	The LACFD states “this project is unlikely to have any impact that necessitates a comment concerning general requirements from the Land Development Unit of the [LACFD]”. Therefore, no response is needed to this comment and no changes to the DEIR are required.
C-3	The City Development Review Process requires future development/developers to coordinate with the County regarding its Oak Tree Ordinance as appropriate. The City will continue to require future development to coordinate with the County in this regard.
C-4	The LACSD states “the Health Hazardous Materials Division of the County of Los Angeles Fire Department has no jurisdiction over the City of Santa Fe Springs.” Therefore, no response is needed to this comment and no changes to the DEIR are required.

**COMMENT LETTER D – GABRIELENO BAND OF MISSION INDIANS – KIZH NATION**



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION  
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

**LETTER D**

November 3, 2021

Project Name: Sante Fe Springs General Plan and Targeted Zoning Code Update

Thank you for your letter regarding the project above. This is to concur that we are in agreement with the zone change, General Plan Amendment. However, our Tribal government would like to request consultation for any and all future projects when ground disturbance will be occurring within this location.

D-1

Sincerely,

Andrew Salas, Chairman  
Gabrieleno Band of Mission Indians – Kizh Nation  
1(844)390-0787

Andrew Salas, Chairman  
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman  
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary  
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

[www.gabrielenoindians.org](http://www.gabrielenoindians.org)

[admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)

## *2.0 Response to Comments*

ID	Response to Comment Letter D – Gabrieleno Band of Mission Indians
D-1	<p>The Tribe requested “consultation for any and all future projects when ground disturbance will be occurring within [the City]. Section 4.5, Cultural Resources, and Section 4.18 Tribal Cultural Resources, in the Draft EIR explained that future development under the GPU would be required under CEQA to determine the potential for impacts to buried archaeological and tribal cultural resources and coordinate with local Native American tribal representatives as appropriate for ground-disturbing activities.</p>

*2.0 Response to Comments*

**COMMENT LETTER E – IRA HUITRON EMAIL**

**Cuong H. Nguyen**

**From:** Irma Huitron <irmahuitron@icloud.com>  
**Sent:** Friday, December 17, 2021 4:06 PM  
**To:** Laurel Reimer; Wayne M. Morrell; Cuong H. Nguyen; Teresa Cavallo; Janet Martinez  
**Cc:** Alejandro Huitron; SFStakesAction@gmail.com; Ray Cruz; Maribel Garcia  
**Subject:** Public Comments - Santa Fe Springs General Plan and Targeted Zoning Code Update Environmental Impact Report (SCH# 2021050193) (dated 12-17-2021)  
**Attachments:** Image 12-17-21 at 1.33 PM.jpg; ATT00001.htm; Image 12-17-21 at 2.35 PM 2.jpg; ATT00002.htm; Image 12-17-21 at 2.41 PM.jpg; ATT00003.htm; 11733 Florence Street - Fiscal Impact Analysis 4-9-2021.pdf; ATT00004.htm

**Importance:** High

**LETTER E**

**PLEASE CONFIRM RECEIPT OF THIS EMAIL.**

**SANTA FE SPRINGS DRAFT PROGRAM EIR - PUBLIC COMMENTS**  
**Santa Fe Springs General Plan and Targeted Zoning Code Update Environmental Impact Report (SCH# 2021050193)**  
**DECEMBER 17, 2021**

**ATTENTION: CITY COUNCIL, PLANNING COMMISSION, STAFF AND CONSULTANTS:**

We provide the following comments:

1. Provide a parcel by parcel list with APN's that identifies the existing General Plan Designation and Proposed Designation, including the existing use. It is difficult for community members to track what is being proposed to be changed in the draft document. E-1
2. Remove all existing church properties from the proposed land use map and keep them designated as Public Facilities. The church facilities serve as community amenities and contribute to the vision of the general plan to provide for desirable and balanced residential communities. Reanalyze impacts per this comment and redesignate to public facilities and recirculate the draft EIR. It should be noted that per page 4.17-39, "Future projects consistent with the Housing Element will not require further VMT analysis, pursuant to the tiering provisions of CEQA." Therefore, by removing them the proposed changes to the general plan, the City will be able to require a VMT analysis with current data at the time of the proposed development along with any land use designation amendment required at the that time. Otherwise, the City Council will NOT be able to require traffic studies associated with any future residential development at these parcels. E-2
3. City Council and decision makers shall select the Alternative the has the least environmental impacts and based on Table 2-3, Alternative 2 has the least amount of environmental impacts and the most environmentally superior alternative and that alternative should be selected. "Alternative 2: Reduced Mixed-Use Alternative" - is "The Reduced Mixed-Use Alternative which reflects a reduced number of residential units and reduced amount of non- E-3

- residential development (both approximately 25 percent less) compared to those expected under the proposed GPTZCU. This alternative assumes that policies, goals, or development standards associated with the Project would apply to this alternative. **This alternative would meet the City's Regional Housing Needs Allocation (RHNA) goals.** The Reduced Mixed-Use Alternative Alternative 2, would meet most of the project objectives and would meet the RHNA Objective of accommodating 952 additional dwelling units.
4. Error and conflict in pages 2-24, page 5-12 and table 2-3 (pages excerpts attached). Page 2-24 misidentified Alternative 3 as the Environmentally superior alternative is mididengied in page 2-24. However, **in pages 5-12 and Table 2-3, the Superior alternative is Alternative 2.**
5. City Council and decision makers should consider that the draft EIR provides data that indicates that the City has unhealthy qualities, such as high cancer risk. Page 4.3-7 states "Within the Planning Area, diesel emissions comprise a greater percent of the total air toxic and cancer risk than the entire Basin. Sixty-seven percent or more of the cancer risks for the zip codes east of Interstate 605 (within the City) are driven by diesel emissions and receptor exposure to those emissions." The Draft EIR should be revised to map out the cancer risk areas and overlay the proposed housing and mixed use sites that include residential, to ensure the future SFS residents have the least amount of harmful environmental impacts. Changes to proposed land uses should be revised to site housing sites away from harmful environmental conditions, such as oil wells. Per page, 4.3-14 "the Planning Area has an estimated cancer risk ranging between 401 and 550 (SCAQMD, 2021). **These cancer risk estimates are orders of magnitude higher than the SCAQMD's significance threshold of 10 cases in one million for cancer risk**". Revise draft element to site housing away from harmful sources and recirculate draft EIR. Further, the recommendation for "preparation of a Health Risk Assessment (HRA) for large commercial or industrial projects to determine the specific health risks posed by long-term emissions of TACs from a project" is not enough to protect the proposed residential housing sites proposed in the draft plan. This document must adequate analyze the land use changes and site residential locations away from harmful sources.
6. **Remove parcel 11733 Florence Avenue from multiple family designation and instead redesignate low density residential. Per the attached PDF market impact analysis (prepared by DFG - Development Planning and Finance Group, Inc), the total net impact on the City's General Fund per each unit is anticipated to be a yearly deficit of \$3,012 per unit (under a conceptual multiple family residential designation). The change to low density would not impact the City's ability to meet RHNA objectives and furthermore will ensure that the scale, massing and compatibility of any project at the site is compatible with adjacent uses. The Study was obtained from the City via a public records request and transmitted to us on December 13,2021.**
7. **The Draft EIR, called "Santa Fe Springs General Plan and Targeted Zoning Code Update" fails to describe and provide any details regarding a Targeted Zoning Code Update. The draft EIR should be revised to provide the draft zoning code amendments and recirculate the draft EIR for public comment. Furthermore, although the document fails to describe what**

E-3

E-4

E-5

E-6

E-7

- that targeted zoning code update will be and the public cannot provide comment on an incomplete document. Therefore, revise the document and recirculate. E-7
8. Select - Alternative 2, the Reduced Mixed Use Alternative which would reduce potential impacts to the greatest degree and would therefore be the “environmentally superior alternative.” This conclusion is based on the comparative impact conclusions in Tables 5-1 and 5-2 and the analysis within the draft document. In addition, this alternative would meet the City’s Regional Housing Needs Allocation goals. E-8
9. Revise draft EIR and associated documents to prohibit trucks on Orr and Day Rd (other than those delivering to a location within the street, to prevent trucks from crossing through Orr and Day, to and from Telegraph Rd and Florence Avenue; improve the quality of life for residents by eliminating truck noise, emission, and traffic on a street with homes and a high school. E-9
10. Revise document to require traffic calming measures on Florence Avenue, between Norwalk Blvd and Orr and Day, as trucks exceed the speed limit on a daily basis, resulting in an exorbitant number of traffic accidents and even fatalities on this small street stretch. The following table represents the collision data provided via a records request and transmitted to us on September 13, 2021 from: [Gloria Chavez, Records and Property Supervisor, Whittier Police Department | 13200 Penn Street | Whittier, CA 90602, 562.567.9150 | Email: \[gchavez@cityofwhittier.org\]\(mailto:gchavez@cityofwhittier.org\) | \[www.cityofwhittier.org\]\(http://www.cityofwhittier.org\)](#)
- 11.

Traffic Analysis Florence between Orr & Day and Norwalk			
	2019	2020	2021 YTD
Total Reported Collisions	36	29	52
Reported Injury Collisions	14	14	30
Reported Pedestrian Collisions	1	1	0
Reported Fatal Collisions	0	1	1

- 12.
13. \*YTD – year to date
- 14.
15. City Council please select Alternative 2, that alternative that has the least environmental impacts - and keep the residents of Santa Fe Springs at the forefront of the land use decisions you are being asked to make. Based on Table 2-3, Alternative 2 has the least amount of environmental impacts and the most environmentally superior alternative and that alternative should be selected. E-11
- 16.

17. **"Alternative 2: Reduced Mixed-Use Alternative"** is "The Reduced Mixed-Use Alternative which reflects a reduced number of residential units and reduced amount of non-residential development (both approximately 25 percent less) compared to those expected under the proposed GPTZCU. This alternative assumes that policies, goals, or development standards associated with the Project would apply to this alternative. **Per the City's own draft EIR, this alternative the Reduced Mixed-Use Alternative Alternative 2, would meet the project objectives and would meet the RHNA Objective of accommodating 952 additional dwelling units.**

E-11

Sincerely,  
Irma and Alejandro Huitron  
SFS RESIDENTS  
10726 LAKE CENTER PARK LANE

ID	Response to Comment Letter E – Huitron Email
E-1	<p>The comment requests “a parcel by parcel list with APN’s that identifies the existing General Plan Designation and Proposed Designation, including the existing use. It is difficult for community members to track what is being proposed to be changed in the draft document.”</p> <p>This is a comment about the General Plan document and format so no response regarding the Draft EIR is required. However, responses to comments on the General Plan will be considered by the Planning Commission and City Council prior to any action on the General Plan and EIR.</p>
E-2	<p>The comment requests the City...</p> <p style="padding-left: 40px;">Remove all existing church properties from the proposed land use map and keep them designated as Public Facilities. The church facilities serve as community amenities and contribute to the vision of the general plan to provide for desirable and balanced residential communities. Reanalyze impacts per this comment and redesignate to public facilities and recirculate the draft EIR.</p> <p>The first part of this comment is about the General Plan document so no response regarding the Draft EIR is required. However, responses to comments on the General Plan will be responded to in a separate document, and that information will be considered by the Planning Commission and City Council prior to any action on the General Plan and EIR.</p> <p>Regarding the second part of this comment, changing the land use designation for churches would not produce any significant changes in impacts of the General Plan since those facilities would still be proposed in the same locations.</p> <p>The comment goes on to state...</p> <p style="padding-left: 40px;">It should be noted that per page 4.17-39, ‘Future projects consistent with the Housing Element will not require further VMT analysis, pursuant to the tiering provisions of CEQA.’ Therefore, by removing them the proposed changes to the general plan, the City will be able to require a VMT analysis with current data at the time of the proposed development along with any land use designation amendment required at the that time. Otherwise, the City Council will NOT be able to require traffic studies associated with any future residential development at these parcels.</p> <p>The purpose of the VMT analysis requirement is to help assure the state and regional planning goals of reducing the amount and distance of vehicular trips within the region are reduced to help reduce related air pollutant and greenhouse gas emissions. It is reasonable and consistent with state law that projects that are consistent with the Housing Element, and that have already been analyzed in terms of overall VMT impacts (i.e., of the Housing Element), should not have to provide subsequent separate VMT studies. It should be noted that future projects that are not consistent with the Land Use or Housing Elements would have to provide separate VMT studies to determine their specific impacts and mitigation measures if a significant impact is identified. In addition, all future projects will need to adhere</p>

ID	Response to Comment Letter E – Huitron Email
	<p>to the requirements in the City’s transportation impact study guidelines that will be developed later this year. The City’s guidelines are expected to require projects to analyze site access and traffic operations at nearby intersections to determine if roadway or intersection improvements are needed to accommodate the increase in travel demand with the proposed land uses. This operational analysis would be completed outside of the CEQA process since level of service (LOS) is no longer considered in environmental analysis of transportation impacts. However, it should be noted that LOS is still addressed in policies and standards in the General Plan for planning and engineering purposes.</p>
<p><b>E-3</b></p>	<p>The comment states...”City Council and decision makers shall select the Alternative that has the least environmental impacts and based on Table 2-3, Alternative 2 has the least amount of environmental impacts and the most environmentally superior alternative and that alternative should be selected.”</p> <p>The comment also states...”The Reduced Mixed-Use Alternative - Alternative 2, would meet most of the project objectives and would meet the RHNA Objective of accommodating 952 additional dwelling units.”</p> <p>The comment is correct, Section 5 of the DEIR concludes that Alternative 2: Reduced Mixed Use Alternative, is the Environmentally Superior Alternative. However, it should be noted that, although some impacts will be incrementally less than those of the proposed Project (i.e., air quality, greenhouse gas emissions, and transportation VMT per Table 5-2), the alternative will not eliminate any significant impacts of the proposed Project so it is functionally equivalent to the Project.</p> <p>In addition, the proposed Project will achieve the overall objectives of the General Plan to a greater degree than Alternative 2, as stated in DEIR Section 5 (pages 5-1 and 5-2) and as outlined in the following expanded discussion:</p> <ol style="list-style-type: none"> <li>1. <b>Healthy and Safe Neighborhoods.</b> Promote healthy and safe neighborhoods with comprehensive approaches that consider best practices around land use, mobility, housing, environmental justice, community services, and design. <ul style="list-style-type: none"> <li><i><b>Analysis:</b> By providing more mixed uses, the Project provides more housing opportunities in terms of unit type, cost, and location compared to Alternative 2. These mixed uses provide existing and prospective residents with a greater variety of housing options and help improve mobility and environmental justice.</i></li> </ul> </li> <li>2. <b>Economic Strength and Local Businesses.</b> Strengthen the City’s industrial and office sectors while increasing and diversifying commercial businesses. <ul style="list-style-type: none"> <li><i><b>Analysis.</b> The Project will substantially increase mixed use development which will help strengthen local businesses and the economy to a much greater degree than Alternative 2.</i></li> </ul> </li> <li>3. <b>Diversified Economy.</b> Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities. <ul style="list-style-type: none"> <li><i><b>Analysis.</b> The Project will provide a greater diversity of small and large businesses and employment with more mixed uses compared to Alternative 2</i></li> </ul> </li> <li>4. <b>Downtown.</b> Strive for a downtown that showcases our rich history,</li> </ol>

ID	Response to Comment Letter E – Huitron Email
	<p>celebrates local entrepreneurship, features our civic institutions, and encourages downtown living within a vibrant gathering place for the community.</p> <p><i>Analysis.</i> More mixed use under the Project will provide more housing opportunities in the downtown area compared to Alternative 2.</p> <p>5. <b>Active and Diverse Transportation.</b> Create an interconnected, active transportation system that recognizes and responds to the critical needs of businesses to move commerce while accommodating the equally important necessity for pedestrians, cyclists, transit users, and motorists to move around the City with convenience and ease.</p> <p><i>Analysis.</i> The increased amount of mixed uses in the Project will provide more opportunities for small businesses and housing and more diversity compared to Alternative 2.</p> <p>6. <b>Environmental Justice and Community Safety.</b> Improve environmental conditions, noise conditions, and air and water quality for all residents and people working in the City by minimizing the impacts of industrial businesses, truck and commuter traffic, and contaminated lands.</p> <p><i>Analysis.</i> Alternative 2 may incrementally improve environmental conditions for some residents by reducing mixed uses which place some residents in closer proximity to impacts of non-residential uses compared to the Project.</p> <p>7. <b>Clean and Sustainable Environment.</b> Insist upon remediation of contaminated land and take steps to prevent pollution from the different processes involved in industrial business operations. Improve local air quality and make rational use of natural resources to support environmental responsibility and the collective health of residents, employees, and visitors.</p> <p><i>Analysis.</i> Similar to Objective 6, Alternative 2 may incrementally improve environmental conditions for some residents compared to the Project by reducing mixed uses which could place some residents in closer proximity to impacts of non-residential uses</p> <p>8. <b>Equitable and Inclusionary.</b> Engage residents and stakeholders in ensuring equitable and inclusive processes, policies, investments, and service systems. Our residents in disadvantaged communities have access to healthy foods, parks, mobility options activity, public programs, and safe homes.</p> <p><i>Analysis.</i> The Project and Alternative 2 have similar effects on this objective.</p> <p>9. <b>Adaptive and Resilient Community.</b> Protect people, infrastructure, and community assets from evolving climate threats and vulnerabilities, and from natural and human-caused hazards.</p> <p><i>Analysis.</i> The Project and Alternative 2 have similar effects on this objective.</p> <p>10. <b>Technology.</b> Embrace technology and innovative practices where digital technology and intelligent design can be harnessed to create smart, sustainable cities and adaptable infrastructure systems.</p> <p><i>Analysis.</i> the Project will allow more small businesses and opportunities to</p>

ID	Response to Comment Letter E – Huitron Email
	<p><i>promote technology for industry and residences compared to Alternative 2.</i></p> <p>In addition, although not directly included in the formal General Plan Update objectives, one of the objectives of the GPTZCU Project is to accommodate, within the framework of the City’s General Plan, the State-mandated Regional Housing Needs Allocation (RHNA) goal for the City, which is a total of 952 dwelling units. Therefore, for each alternative, the extent to which the RHNA would be achieved (referred to as the “RHNA Objective”) was also analyzed.</p> <p><b>Analysis.</b> <i>By offering more housing options in terms of unit types and locations, the Project would be better able to meet the RHNA Objective in the future compared to Alternative 2 which has more limited housing options.</i></p> <p><b>Conclusion.</b> This discussion expands and supports the conclusion of DEIR Section 5 that the Project achieves the objectives of the General Plan to a much greater degree than Alternative 2.</p>
E-4	<p>The comment states...”Error and conflict in pages 2-24, page 5-12 and table 2-3” (pages excerpts attached). Page 2-24 misidentified Alternative 3 as the Environmentally Superior Alternative. However, in pages 5-12 and Table 2-3, the Superior alternative is Alternative 2.”</p> <p>The commenter is correct, there is a typographic error on page 2-24 and the conclusion should be that Alternative 2: Reduced Mixed Use Alternative, is the Environmentally Superior Alternative. This correction will be noted in FEIR Section 4, Errata. The other references to the Environmentally Superior Alternative (on page 5-12 and in Table 2-3) are correct.</p>
E-5	<p>The comment states...</p> <p>City Council and decision makers should consider that the draft EIR provides data that indicates that the City has unhealthy qualities, such as high cancer risk. Page 4.3-7 states ‘ Within the Planning Area, diesel emissions comprise a greater percent of the total air toxic and cancer risk than the entire Basin. Sixty-seven percent or more of the cancer risks for the zip codes east of Interstate 605 (within the City) are driven by diesel emissions and receptor exposure to those emissions.’ The Draft EIR should be revised to map out the cancer risk areas and overlay the proposed housing and mixed-use sites that include residential, to ensure the future SFS residents have the least amount of harmful environmental impacts. Changes to proposed land uses should be revised to site housing sites away from harmful environmental conditions, such as oil wells. Per page, 4.3-14 ‘the Planning Area has an estimated cancer risk ranging between 401 and 550 (SCAQMD, 2021). These cancer risk estimates are orders of magnitude higher than the SCAQMD’s significance threshold of 10 cases in one million for cancer risk’. Revise draft element to site housing away from harmful sources and recirculate draft EIR. Further, the recommendation for "preparation of a Health Risk Assessment (HRA) for large commercial or industrial projects to determine the specific health risks posed by long-term emissions of TACs from a project” is not enough to protect the proposed residential housing sites proposed in the draft plan. This document must adequately analyze the land use changes and site residential locations</p>

ID	Response to Comment Letter E – Huitron Email
	<p>away from harmful sources.</p> <p>In response to this comment, the following is excerpted from pages 4.3-12 through 4.3-14 of the DEIR:</p> <p>'Some people are more affected by air pollution than others. Sensitive air quality receptors include specific subsets of the general population that are susceptible to poor air quality and the potential adverse health effects associated with poor air quality. Both CARB and the SCAQMD consider residences, schools, parks and playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes to be sensitive air quality land uses and receptors... In addition to existing sensitive receptors in and near the Planning Area, the implementation of the General Plan would result in new, sensitive residential receptors within the Planning Area.'</p> <p>'Sensitive air quality receptors are usually most affected by local sources of air pollution. The I-5 freeway passes through the southern and western portions of the Planning Area, and the I-605 bounds the northwestern portion of the Planning Area. In addition, as discussed previously, the Planning Area is bisected by the BNSF railroad. These transportation corridors carry trucks and trains that emit DPM as they operate, and cause localized areas of DPM concentrations. As noted under "Existing Emissions in the Planning Area", there are also several stationary sources located throughout the City.'</p> <p>'According to the SCAQMD's MATES V Carcinogenic Risk Map, the Planning Area has an estimated cancer risk ranging between 401 and 550 (SCAQMD, 2021).<sup>2</sup> These cancer risk estimates are orders of magnitude higher than the SCAQMD's significance threshold of 10 cases in one million for cancer risk. These estimates, however, are based upon regional modeling efforts that largely do not account for site specific emission rates and dispersion characteristics that typically result in refined and substantially lower health risk estimates.'</p> <p>'CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution's effects....The tool uses environmental, health, and socioeconomic information to produce scores for every census tract in the state.'</p> <p>It appears the comment conflates the concept of environmental baseline information and significance criteria under CEQA. The MATES V study provides regional health risk information and thus constitutes baseline information on existing conditions. The EIR states that "site specific emission rates and dispersion characteristics typically result in refined and substantially lower health risk estimates." Therefore, the MATES V data on communities cannot be used as project-specific significance thresholds. In addition, existing environmental conditions that exceed accepted CEQA significance thresholds cannot be "held against" new or future projects as</p>

<sup>2</sup> According to the SCAQMD (2021), cancer risk refers to the probability of contracting cancer associated with exposure to a substance. It is expressed as the chance per million population of a cancer case occurring. A risk ranging from 401 to 550 per million means that in a population of one million individuals (exposed over a 70 year lifetime), 401 to 550 additional cancer cases would be expected. For reference, a cancer risk of 522 per million in zip code 90680 (i.e., a zip code within the City) is approximately 71.0% higher than other receptors within the SCAQMD's jurisdiction.

ID	Response to Comment Letter E – Huitron Email
	<p>they did not contribute to those conditions and each new project must be weighed against the criteria to determine if that specific project exceeds accepted standards and requires mitigation. CEQA does not require a new project (like the City General Plan Update) to mitigate existing environmental conditions that exceed significance criteria, only its project-specific impacts. However, a project can be required to mitigate for its fair share contribution to cumulative impacts under CEQA. Therefore, the DEIR recommended the following mitigation measures to help reduce potential air quality impacts on local sensitive receptors and the public in general from future development to the extent practical at this programmatic level (See Chapter 4.3 of the Draft EIR for the complete text of the mitigation measures).</p> <p><b>Mitigation Measures</b></p> <p><b>AQ-2A:</b> Require a Project-level Air Quality Assessment for Conditional Uses and New Discretionary Development Projects</p> <p><b>AQ-2B:</b> Prohibit the Installation of Natural Gas Hearths in New Residential Development</p> <p><b>AQ-2C:</b> Residential Electric Vehicle and Bicycle Parking Requirements</p> <p><b>AQ-2D:</b> Non-Residential Electric Vehicle and Bicycle Parking Requirements</p> <p><b>AQ-2E:</b> Transportation Demand Management</p> <p>At the programmatic level of the General Plan EIR, these are appropriate and necessary mitigation measures although air quality studies for future, site-specific development projects may determine additional project-specific mitigation is required.</p>
E-6	<p>The comment requests the City...”Remove parcel 11733 Florence Avenue from multiple family designation and instead redesignate low density residential. Per the attached PDF market impact analysis (prepared by DFG - Development Planning and Finance Group, Inc), the total net impact on the City’s General Fund per each unit is anticipated to be a yearly deficit of \$3,012 per unit (under a conceptual multiple family residential designation). The change to low density would not impact the City’s ability to meet RHNA objectives and furthermore will ensure that the scale, massing and compatibility of any project at the site is compatible with adjacent uses. The Study was obtained from the City via a public records request and transmitted to us on December 13, 2021.”</p> <p>This is a comment about the General Plan and a specific Land Use Element designation, so no response regarding the Draft EIR is required. However, responses to comments on the General Plan will be considered by the Planning Commission and City Council prior to any action on the General Plan and EIR.</p>
E-7	<p>The comment states...”The Draft EIR, called "Santa Fe Springs General Plan and Targeted Zoning Code Update” fails to describe and provide any details regarding a Targeted Zoning Code Update. The draft EIR should be revised to provide the draft zoning code amendments and recirculate the draft EIR for public comment. Furthermore, although the document fails to describe what that targeted zoning code update will be and the public cannot provide comment on an incomplete</p>

ID	Response to Comment Letter E – Huitron Email
	<p>document. Therefore, revise the document and recirculate.”</p> <p>The Draft EIR does in fact describe the programmatic changes anticipated for the Zoning Code Update which are directly related to the General Plan Update. The second paragraph on page 3-25 the DEIR Project Description states...</p> <p><b>“Zoning Map and Zoning Text Amendments</b></p> <p>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.”</p> <p>This description is accurate at this programmatic level and clearly demonstrates the intent of the City to revise the Zoning Code to reflect those changes that are approved for the General Plan Land Use Element, and not a host of additional changes unrelated to the General Plan Update. Therefore, no changes to or recirculation of the Draft EIR are necessary.</p>
E-8	<p>The comment states...”Select - Alternative 2, the Reduced Mixed-Use Alternative which would reduce potential impacts to the greatest degree and would therefore be the “environmentally superior alternative.” This conclusion is based on the comparative impact conclusions in Tables 5-1 and 5-2 and the analysis within the draft document. In addition, this alternative would meet the City’s Regional Housing Needs Allocation goals.”</p> <p>As discussed in Responses E-4 and E-5, the Draft EIR does indicate Alternative 2 is the Environmentally Superior Alternative. However, it is at the discretion of the City Council to decide if the benefits of Alternative 2 outweigh the benefits of the proposed Project, and if the impacts of Alternative 2 reduce the impacts of the Project to a sufficient degree such that the Council can select the alternative over the Project.</p>
E-9	<p>The comment states...”Revise draft EIR and associated documents to prohibit trucks on Orr and Day Rd (other than those delivering to a location within the street, to prevent trucks from crossing through Orr and Day, to and from Telegraph Rd and Florence Avenue; improve the quality of life for residents by eliminating truck noise, emission, and traffic on a street with homes and a high school.”</p> <p>The Draft EIR and its analyses are based on the components and characteristics of the proposed General Plan and analyzes the potential for new environmental impacts compared to existing conditions. This is a comment about the General Plan and proposes new truck restrictions on two specific roadways address existing conditions. Therefore, no response regarding the Draft EIR is required. However, responses to comments on the General Plan will be considered by the Planning Commission and City Council prior to any action on the General Plan and EIR.</p>
E-10	<p>The comment states...”Revise document to require traffic calming measures on</p>

ID	Response to Comment Letter E – Huitron Email
	<p>Florence Avenue, between Norwalk Blvd and Orr and Day, as trucks exceed the speed limit on a daily basis, resulting in an exorbitant number of traffic accidents and even fatalities on this small street stretch.” The comment includes a table representing the collision data provided via a records request and transmitted to us on September 13, 2021 [from the police department].”</p> <p>Similar to Response E-9 above, this is a comment about the General Plan and new restrictions on a specific roadway. Therefore, no response regarding the Draft EIR is required. However, responses to comments on the General Plan will be considered by the Planning Commission and City Council prior to any action on the General Plan and EIR.</p>
<b>E-11</b>	<p>The comment requests the City Council select Alternative 2. The comment states...”that alternative that has the least environmental impacts - and keep the residents of Santa Fe Springs at the forefront of the land use decisions you are being asked to make. Based on Table 2-3, Alternative 2 has the least amount of environmental impacts and the most environmentally superior alternative and that alternative should be selected.”</p> <p>See extensive discussion in Response E-3. The Draft EIR does indicate Alternative 2 is the Environmentally Superior Alternative. However, the DEIR analysis determined that, although Alternative 2 did reduce some of the impacts of the Project, it did not eliminate any identified significant impacts of the Project. Therefore, it is at the discretion of the City Council to decide if the benefits of Alternative 2 outweigh the benefits of the proposed Project, and if the impacts of Alternative 2 reduce the impacts of the Project to a sufficient degree such that the Council can select the alternative over the Project.</p>

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## 3.0 ERRATA

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This section identifies revisions to the City of Santa Fe Springs' General Plan and Targeted Zoning Code Update (GPTZCU) Draft EIR to incorporate clarifications, corrections, or additions prepared in response to comments on the Draft EIR. These changes include minor errors or editorial corrections identified through subsequent review. Additions are shown in underline. Deletions are shown in ~~strikethrough~~. Commentary Notes are shown in *Italic type* where needed.

It should be noted that none of the revisions below represents a substantial increase in the severity of an identified significant impact or the identification of a new significant impact, mitigation, or alternative considerably different from those already considered in the Draft EIR.

### **Draft EIR Section 2.7, Alternatives to the Proposed Project**

*(Page 2-24, fourth paragraph)*

#### ***Environmentally Superior Alternative***

None of the alternatives would eliminate or reduce any of the significant impacts of the GPTZCU to less than significant levels. However, ~~Alternative 3, the Reduced Residential Alternative~~ Alternative 2: Reduced Mixed Use Alternative would reduce potential impacts to the greatest degree and would therefore be the “environmentally superior alternative.” This conclusion is based on the comparative impact conclusions in Table 2-2 and the analysis within this chapter. In addition, this alternative would meet the City's Regional Housing Needs Allocation (RHNA) goals.

*The following changes to Section 4.10 were requested by the LA County Sanitation Districts.*

### **Draft EIR Section 4.10, Hydrology and Water Quality**

*(Page 4.10-1, last paragraph)*

#### **Wastewater**

The local wastewater collection system is owned and operated by Los Angeles County Sanitation Districts (LACSD) and maintained by Consolidated Sewer Maintenance District (CSMD). The wastewater collection system consists of approximately 84 miles of sewer mains providing wastewater pipelines to homes, businesses, and institutions. Wastewater collected from businesses and residences within the City is treated at LACSD's Los Coyotes Water Reclamation Plant (LCWRP) and Long Beach Water Reclamation Plant (LBWRP); after treatment, the wastewater is recycled for further use or discharged into the San Gabriel River. The LACSD own, operate, and maintain the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. For information regarding the City sewerage system, please contact the City Department of Public Works and/or the Los Angeles County Department of Public Works. The wastewater generated by the City will be treated at the Joint Water Pollution Control Plant located in the City of Carson and/or the Los Coyotes Water Reclamation Plant located in the City of Cerritos.

The following changes to Section 4.19 were requested by the LA County Sanitation Districts.

## **Draft EIR Section 4.19, Utilities and Service Systems**

*(Page 4.19-2, fourth paragraph)*

### **Wastewater**

The local wastewater collection system is owned and operated by Los Angeles County Sanitation Districts (LACSD) and maintained by Consolidated Sewer Maintenance District (CSMD). The wastewater collection system consists of approximately 84 miles of sewer mains providing wastewater pipelines to homes, businesses, and institutions, as shown in Exhibit 4.19-2, Wastewater Facilities. Wastewater collected from businesses and residences within the City is treated at LACSD's Los Coyotes Water Reclamation Plant (LCWRP) and Long Beach Water Reclamation Plant (LBWRP); after treatment, the wastewater is recycled for further use or discharged into the San Gabriel River. The LACSD own, operate, and maintain the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. For information regarding the City sewerage system, please contact the City Department of Public Works and/or the Los Angeles County Department of Public Works. The wastewater generated by the City will be treated at the Joint Water Pollution Control Plant located in the City of Carson and/or the Los Coyotes Water Reclamation Plant located in the City of Cerritos.

*(Page 4.19-19, fourth paragraph)*

**Wastewater.** The local wastewater collection system is owned and operated by Los Angeles County Sanitation Districts (LACSD) and maintained by Consolidated Sewer Maintenance District (CSMD). The wastewater collection system consists of approximately 84 miles of sewer mains providing wastewater pipelines to homes, businesses, and institutions. Wastewater collected from businesses and residences within the City is treated at LACSD's Los Coyotes Water Reclamation Plant (LCWRP) and Long Beach Water Reclamation Plant (LBWRP); after treatment, the wastewater is recycled for further use or discharged into the San Gabriel River. The LACSD own, operate, and maintain the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. For information regarding the City sewerage system, please contact the City Department of Public Works and/or the Los Angeles County Department of Public Works. The wastewater generated by the City will be treated at the Joint Water Pollution Control Plant located in the City of Carson and/or the Los Coyotes Water Reclamation Plant located in the City of Cerritos.

It is possible that anticipated population growth under the GPTZCU may require incrementally expanded or modified wastewater facilities or treatment processes to adequately meet the demand from anticipated population growth.

*(Page 4.19-24, last two paragraphs)*

### **Wastewater Treatment**

***Impact UTIL-3 – Would the GPTZCU result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

### **Analysis of Impacts**

### 3.0 Errata

#### City-wide

As mentioned in Impact UTIL-1 above, anticipated population growth under the GPTZCU would be substantial and may require expanded wastewater facilities to meet the demand from anticipated population growth. The local wastewater collection system is owned and operated by Los Angeles County Sanitation Districts (LACSD) and maintained by Consolidated Sewer Maintenance District (CSMD). The wastewater collection system consists of approximately 84 miles of sewer mains providing wastewater pipelines to homes, businesses, and institutions. Wastewater collected from businesses and residences within the City is treated at LACSD's Los Coyotes Water Reclamation Plant (LCWRP) and Long Beach Water Reclamation Plant (LBWRP); after treatment, the wastewater is recycled for further use or discharged into the San Gabriel River. The LACSD own, operate, and maintain the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. For information regarding the City sewerage system, please contact the City Department of Public Works and/or the Los Angeles County Department of Public Works. The wastewater generated by the City will be treated at the Joint Water Pollution Control Plant located in the City of Carson and/or the Los Coyotes Water Reclamation Plant located in the City of Cerritos.

It is possible that anticipated population growth under the GPTZCU may require incrementally expanded or modified wastewater facilities or treatment processes to adequately meet the demand from anticipated population growth.



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## 4.0 PUBLIC CIRCULATION

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### Availability and Distribution

The Notice of Preparation (NOP) was submitted on May 16, 2021, to the State Clearinghouse for distribution to State agencies on the standard notification list maintained by the City of Santa Fe Springs Community Development Department. The NOP was circulated for a 30-day public review period from May 17, 2021 to June 15, 2021. The NOP was electronically filed with the State Clearinghouse on May 16, 2021 and was available on the City's website during the entire NOP public review period.

A virtual Scoping Meeting was held on June 9, 2021 at City Hall for public agencies and the public to ask questions about the EIR and provide input as to important issues that should be addressed in the EIR.

The Notice of Availability (NOA) for the Draft EIR was distributed to all agencies and other entities on the standard notification list via certified mail (see below) and was posted to the Los Angeles County Clerk/Recorder's Office. The NOA was sent to the same agencies and entities that received notification of the NOP. The NOA was sent to government agencies, neighboring cities, and non-governmental interested parties. The NOA and Notice of Completion (NOC) were both submitted electronically to the State Clearinghouse for distribution to State agencies. The NOA and DEIR materials were also available on the City's website during the entire DEIR review period. Notification was also submitted to local Native American Tribal Governments in accordance with CEQA statutes, guidelines, and Assembly Bill (AB) 52.

### Agency Mailing List and NOC Recipients

#### State of California (through OPR)

State Clearinghouse  
Air Resources Board  
Department of Conservation  
Department of Housing and Community Development  
Department of Resources Recycling and Recovery  
Department of Transportation District 7  
Department of Water Resources  
Native American Heritage Commission  
Office of Historic Preservation  
Dept. of Toxic Substances Control  
Department of Fish and Wildlife, SouthCoast Region 5

#### Regional Agencies

Regional Water Quality Control Board District 4  
Southern California Association of Governments (SCAG)  
South Coast Air Quality Management District CEQA IGR  
Metropolitan Water District of Southern California  
San Gabriel & Lower L.A. Rivers & Mtns. Conservancy

**Native American Tribes**

Gabrieleno Band of Mission Indians – Kizh Nation  
Gabrieleno Tongva – San Gabriel Band of Mission Indians  
Gabrieleno Tongva – San Gabriel California Tribal Council  
Soboba Band of Luiseño Indians

**Los Angeles County**

Clerk/Recorder  
Department of Public Health  
Department of Public Works  
Department of Regional Planning  
Fire Protection District  
Metropolitan Transportation Authority (LACMTA)  
Sanitation Districts  
Transit Authority (LACTA)

**Regional**

**Local Cities**

City of Cerritos Community Development Department  
City of La Mirada Planning Division  
City of Norwalk Community Development Department  
City of Pico Rivera Planning Division  
City of Whittier Community Development Department

**Education**

ABC Unified School District  
Little Lake School District  
East Whittier City School District  
Los Nietos School District  
Norwalk-La Mirada Unified School District  
South Whittier School District  
Whittier Union High School District

**Utilities/Services**

Southern California Edison Company  
Southern California Gas Company

**Other Organizations**

Lozeau Drury LLP

**FINAL NOP**



## NOTICE OF PREPARATION

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**DATE:** May 10, 2021

**TO:** Responsible Agencies, Trustee Agencies, and Interested Parties

**LEAD AGENCY:** City of Santa Fe Springs  
Contact: Cuong Nguyen  
11710 East Telegraph Road  
Santa Fe Springs, California 90670

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report for the City of Santa Fe Springs General Plan Update

**NOTICE OF PREPARATION REVIEW PERIOD:** May 17 to June 15, 2021

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The City of Santa Fe Springs (City) will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed General Plan Update (GPU) (Project).<sup>1</sup> We are interested in your agency's views as to the appropriate scope and content of the DEIR's environmental information pertaining to your agency's statutory responsibilities related to the Project. We will need the name of a contact person for your agency. For interested individuals, we would like to be informed of environmental topics related to the Project that may be of interest to you.

The City has already determined that an EIR is required for the proposed GPU and as permitted by CEQA Guidelines Section 15060(d) (Preliminary Review), the City will not prepare an Initial Study for the Project.

The proposed Project, its location, and its potential environmental effects are described below. The City welcomes public input during the Notice of Preparation (NOP) review period. Due to the time limits mandated by the CEQA Guidelines, your response must be sent no later than 30 days after your receipt of this notice. If no response or request for additional time is received by the end of the review period, the City will presume that you have no response.

Please send your comments to:

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<sup>1</sup> Per Title 14, California Code of Regulations, California Environmental Quality Act (CEQA) Guidelines, Sections 15082(a), 15103, and 15375

Cuong Nguyen, Senior Planner  
City of Santa Fe Springs Planning Department  
11710 East Telegraph Road  
Santa Fe Springs, California 90670  
(562) 868-0511  
[CuongNguyen@santafesprings.org](mailto:CuongNguyen@santafesprings.org)

To allow for mailing, receipt, and 30-day review of this NOP, the comment period closes on June 15, 2021.

  
\_\_\_\_\_  
Cuong Nguyen, Senior Planner

  
\_\_\_\_\_  
Date

**Scoping Meeting:**

Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a scoping meeting for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the Draft EIR.

The purpose of the meeting is to present the Project and environmental topics in a public setting and provide an opportunity for the City to hear from the community and interested agencies on what potential environmental issues are important to them. The meeting will include a brief presentation of the proposed Project, the EIR process, and the topics to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to offer their views concerning what environmental issues should be included in the DEIR.

The Public Scoping Meeting will be held on the following date/time either virtually via Zoom or at the following location:

Wednesday June, 9, 2021 at 5:00 PM  
Santa Fe Springs City Council Chambers  
11710 East Telegraph Road  
Santa Fe Springs, California 90670  
(562) 868-0511

- **Written Comments:** Email to: [CuongNguyen@santafesprings.org](mailto:CuongNguyen@santafesprings.org); Or Mail to: Cuong Nguyen, 11710 East Telegraph Road, Santa Fe Springs, California 90670
- **Remote Viewing:** Available at: <https://zoom.us/j/91255114328>.  
Meeting ID: 912 5511 4328
- **Project Information:** Project information is also available on the City’s website at: [https://www.santafesprings.org/cityhall/planning/planning/environmental\\_documents.asp](https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp)



**Project Title:** City of Santa Fe Springs General Plan Update

**Project Applicant:** City of Santa Fe Springs, Planning Department

**Project Location:**

The Planning Area is in southeast Los Angeles County approximately 12 miles southeast of downtown Los Angeles. The City is bordered by the unincorporated community of West Whittier-Los Nietos and the cities of Pico Rivera and Whittier to the north; the Cities of Downey and Norwalk to the west; the unincorporated community of South Whittier and the City of La Mirada to the east; and the City of Cerritos to the south. The regional context of Santa Fe Springs is shown in Exhibit 1 (Regional Context Map). Exhibit 2 (Planning Area) provides a more detailed view of the Planning Area, including City boundaries and Sphere of Influence areas.

**Project Description:**

The comprehensive update of the Santa Fe Springs General Plan serves as the blueprint for the City's future growth and development. As such, the General Plan must contain goals, policies, and programs that will provide City staff and discretionary bodies with a foundation for decisions for long-range planning related to physical development and public services. The General Plan Update establishes the following objectives for the long-term growth and enhancement of the community:

1. **Healthy and Safe Neighborhoods.** Promote healthy and safe neighborhoods with comprehensive approaches that consider best practices around land use, mobility, housing, environmental justice, community services, and design.
2. **Economic Strength and Local Businesses.** Strengthen the City's industrial and office sectors while increasing and diversifying commercial businesses.
3. **Diversified Economy.** Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.
4. **Downtown.** Strive for a downtown that showcases our rich history, celebrates local entrepreneurship, features our civic institutions, and encourages downtown living within a vibrant gathering place for the community.
5. **Active and Diverse Transportation.** Create an interconnected, active transportation system that recognizes and responds to the critical needs of businesses to move commerce while accommodating the equally important necessity for pedestrians, cyclists, transit users, and motorists to move around the City with convenience and ease.
6. **Environmental Justice and Community Safety.** Improve environmental conditions, noise conditions, and air and water quality for all residents and people working in the City by minimizing the impacts of industrial businesses, truck and commuter traffic, and contaminated lands.
7. **Clean and Sustainable Environment.** Insist upon remediation of contaminated land and take steps to prevent pollution from the different processes involved in industrial business operations. Improve local air quality and make rational use of natural resources to support environmental responsibility and the collective health of residents, employees, and visitors.

8. **Equitable and Inclusionary.** Engage residents and stakeholders in ensuring equitable and inclusive processes, policies, investments, and service systems. Our residents in disadvantaged communities should have access to healthy foods, parks, mobility options activity, public programs, and safe homes.
9. **Adaptive and Resilient Community.** Protect people, infrastructure, and community assets from evolving climate threats and vulnerabilities, and from natural and human-caused hazards.
10. **Technology.** Embrace technology and innovative practices where digital technology and intelligent design can be harnessed to create smart, sustainable cities and adaptable infrastructure systems.

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 4 lists goals, policies, and objectives from the General Plan. The Housing Element is updated for the 6<sup>th</sup> cycle and planned developments identified in the Land Use Element accommodates the Regional Housing Needs Allocation goal of 950 housing units, which represents a 18.2% increase from the existing number of housing units. The project includes 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.

### *Existing Conditions*

The Planning Area consists of the corporate boundaries of the City of Santa Fe Springs and its Sphere of Influence (portions of unincorporated Los Angeles County communities of West Whittier-Los Nietos and South Whittier). The City of Santa Fe Springs is located in Los Angeles County approximately 12 miles southeast of downtown Los Angeles and 13 miles northeast of downtown Long Beach. The San Gabriel River defines the western city limits. Six cities total

border the city (clockwise from the north): Pico Rivera, Whittier, La Mirada, Cerritos, Norwalk, and Downey. The unincorporated communities of West Whittier-Los Nietos and South Whittier that make up the Sphere of Influence and abut the City's borders to the east and west. The area within the City's corporate boundaries totals 8.9 square miles (4,741 acres) and the Sphere of Influence totals 2.6 square miles (1,285 acres) for a total Planning Area of 11.5 square miles.

The Planning Area is in the Los Angeles Basin, a coastal alluvial plain nestled between the Santa Monica Mountains, the Pacific Ocean, the Elysian, Repetto, and Puente Hills and the Santa Ana Mountains and San Joaquin Hills. Geologically, it occupies the Central Block area of the Los Angeles Basin adjacent to the Elsinore Fault and Newport-Inglewood Fault. Headwaters from the San Gabriel Mountains five miles north are the source of the San Gabriel River and recharge the aquifers of the Central Groundwater Basin. Water is drained by the San Gabriel River Watershed and where it flows to 10 miles south to the Pacific Ocean. Few natural open spaces remain in the City.

The entire Planning Area has a total estimated population of 48,550 with most residing in the Sphere of Influence. According to the State Department of Finance, the population of the City in 2020 was 18,292, surpassing its prior population peak of 16,414 in 2000. In 2020, the City estimated its housing stock at 5,513 units and was the place of employment for 54,716 workers.<sup>2</sup> The Planning Area's urban development is part of the Los Angeles-Long Beach-Anaheim urban area, a densely developed territory with an area of 1,736 square mile and a total population of 12,563,660 and encompass residential, commercial, and other non-residential urban land uses of the Los Angeles Basin and adjoining urbanized valleys.<sup>3</sup>

Major regional transportation routes that carry vehicular traffic (personal vehicles, freight, and buses) and rail service cross City borders. The City is named after the Atchison, Topeka & Santa Fe Railway. Metrolink operates rail passenger service at Norwalk/Santa Fe Springs Station serving two lines: 91/Perris Valley Line and Orange County Line. Both the BNSF Railway and Union Pacific railroads operate in Santa Fe Springs, with a Union Pacific railyard located adjacent to Los Nietos Road and Union Pacific Distribution Services operating the Valla rail port on Sorenson Avenue. Rail freight operates within long established rail easements/rights-of-way that traverse the City, largely at at-grade crossings. The interchange of the I-605 and the I-5 freeways is in the City and several regional roadways provide multiple access points along the routes of the freeways. Within the City, Telegraph Road, Slauson Avenue, and Washington Boulevard provide primary access to I-605. I-5, on the southwest City boundary, is a major interstate highway providing north-south connectivity to Los Angeles, Anaheim, and Irvine, and as far north as Washington state. Florence Avenue is the primary access roadway to I-5 and the I-605/I-5 interchange.

The storm drain system in Santa Fe Springs is maintained by the Los Angeles County Flood Control District (LACFCD), funnels stormwater through a network of mains and catch basins until it is eventually discharged in the Pacific Ocean via the San Gabriel River and its tributaries. High concentrations of impervious surfaces in intensive urban areas, like Santa Fe Springs and

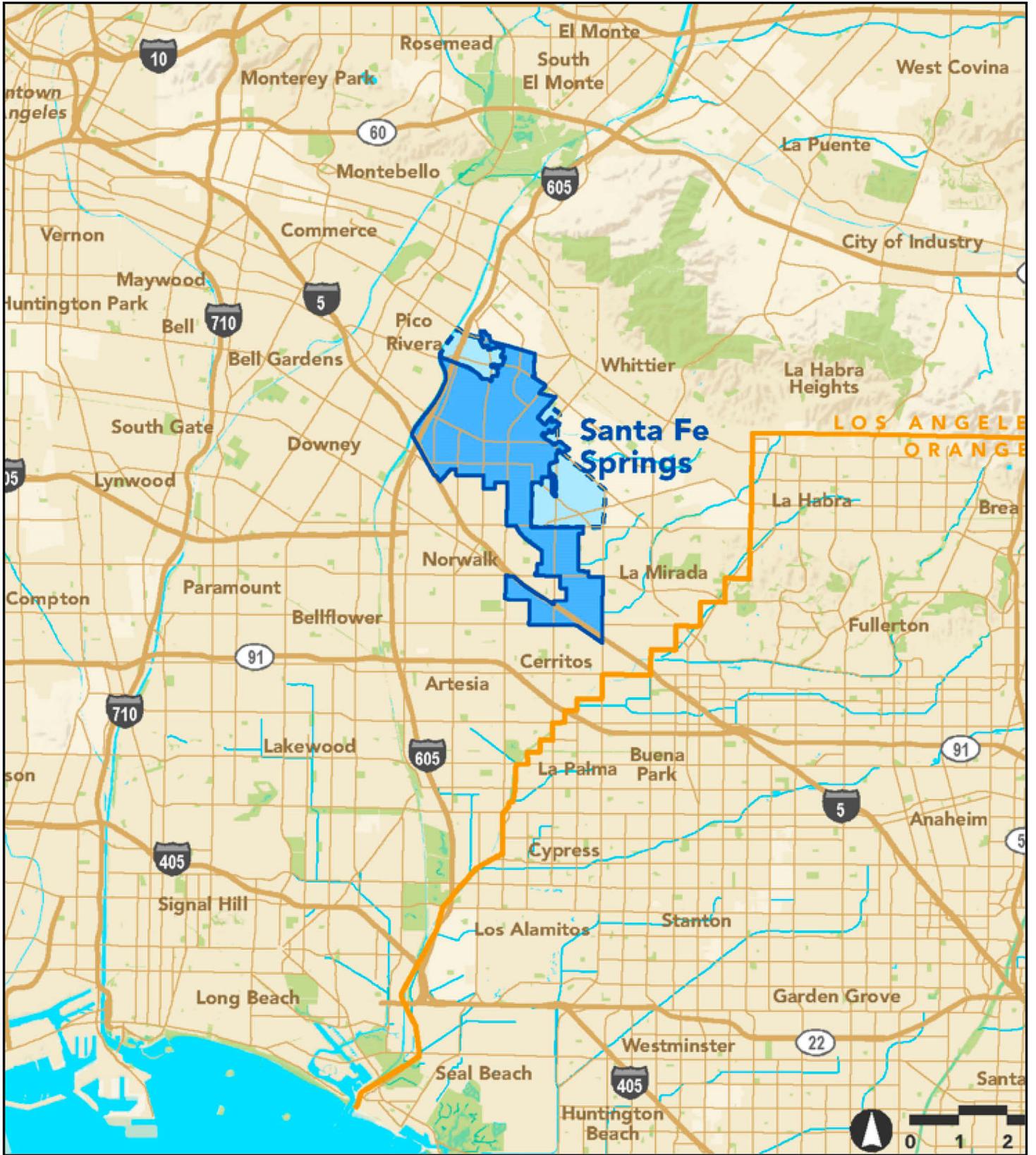
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<sup>2</sup> Per Table 1 including Pre-certified Local Housing Data for the City of Santa Fe Springs. Southern California Association of Governments. August 2020.

<sup>3</sup> Urban Areas Facts <https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural/ua-facts.html> [Accessed March 2021].

surrounding vicinities, has contributed to poor water quality from polluted stormwater runoff. Key sources of contamination include sediment, nutrients, pesticides, metals, oil and grease, and pathogens. The San Gabriel River is impaired by pollutants, including selenium and metals, such as copper, lead, and zinc. Metals are common stormwater pollutants associated with roads and parking lots. Other sources of these pollutants include building materials, such as galvanized steel, that are exposed to rain.

The existing land uses, inclusive of properties within the City incorporated limits and the County of Los Angeles unincorporated limits (Sphere of Influence), are divided into 12 categories: single family, multi-family, commercial, hotel/motel, office, industrial, public facilities, parks and open space, river and creeks, golf courses, railroad right-of-way, and vacant lands. Santa Fe Springs' existing land use distribution is noted in Table 1 (Existing Land Use Distribution 2020). 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.

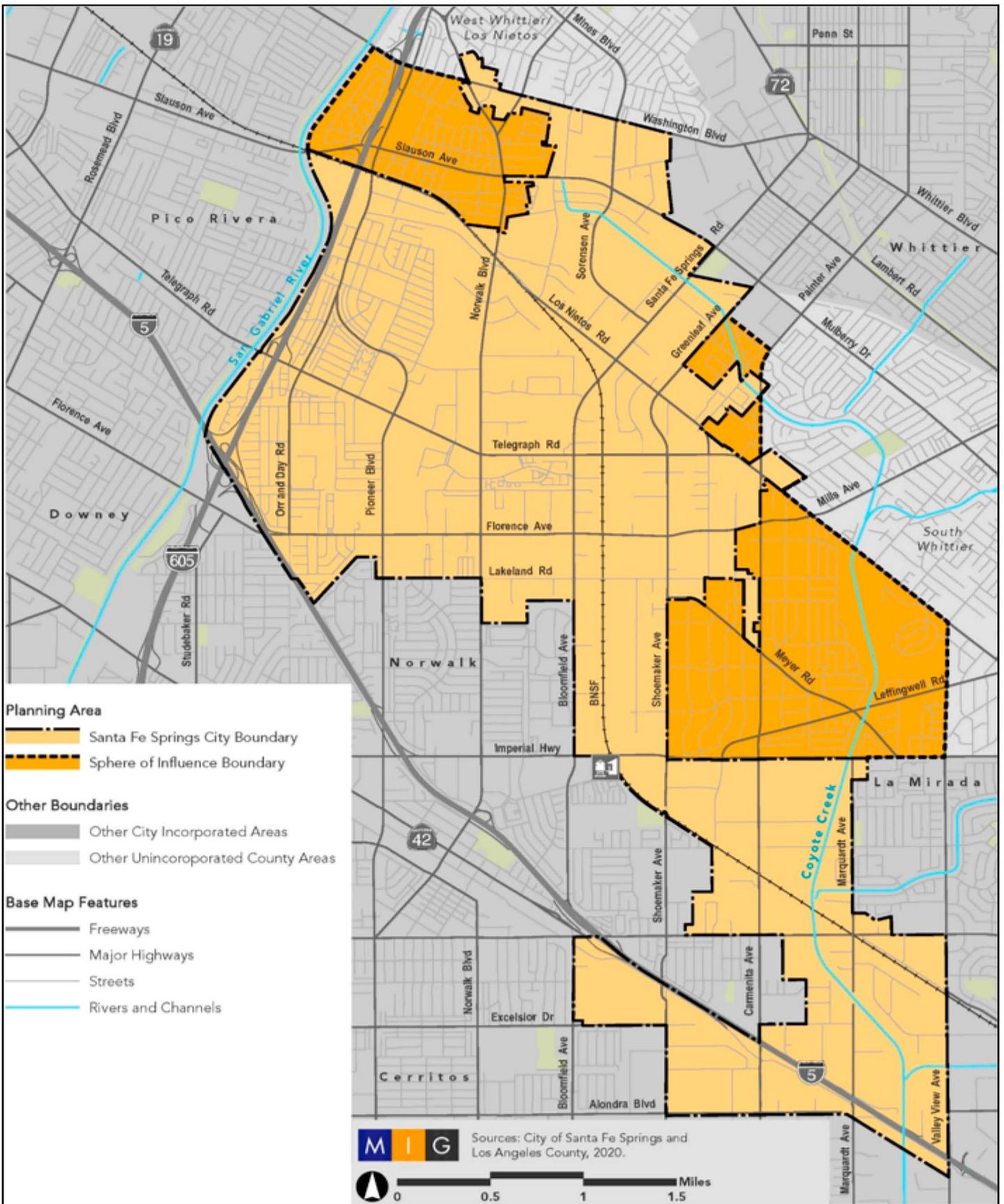


## Exhibit 1 Regional Context Map

General Plan Update and Zoning Amendments  
Santa Fe Springs, California



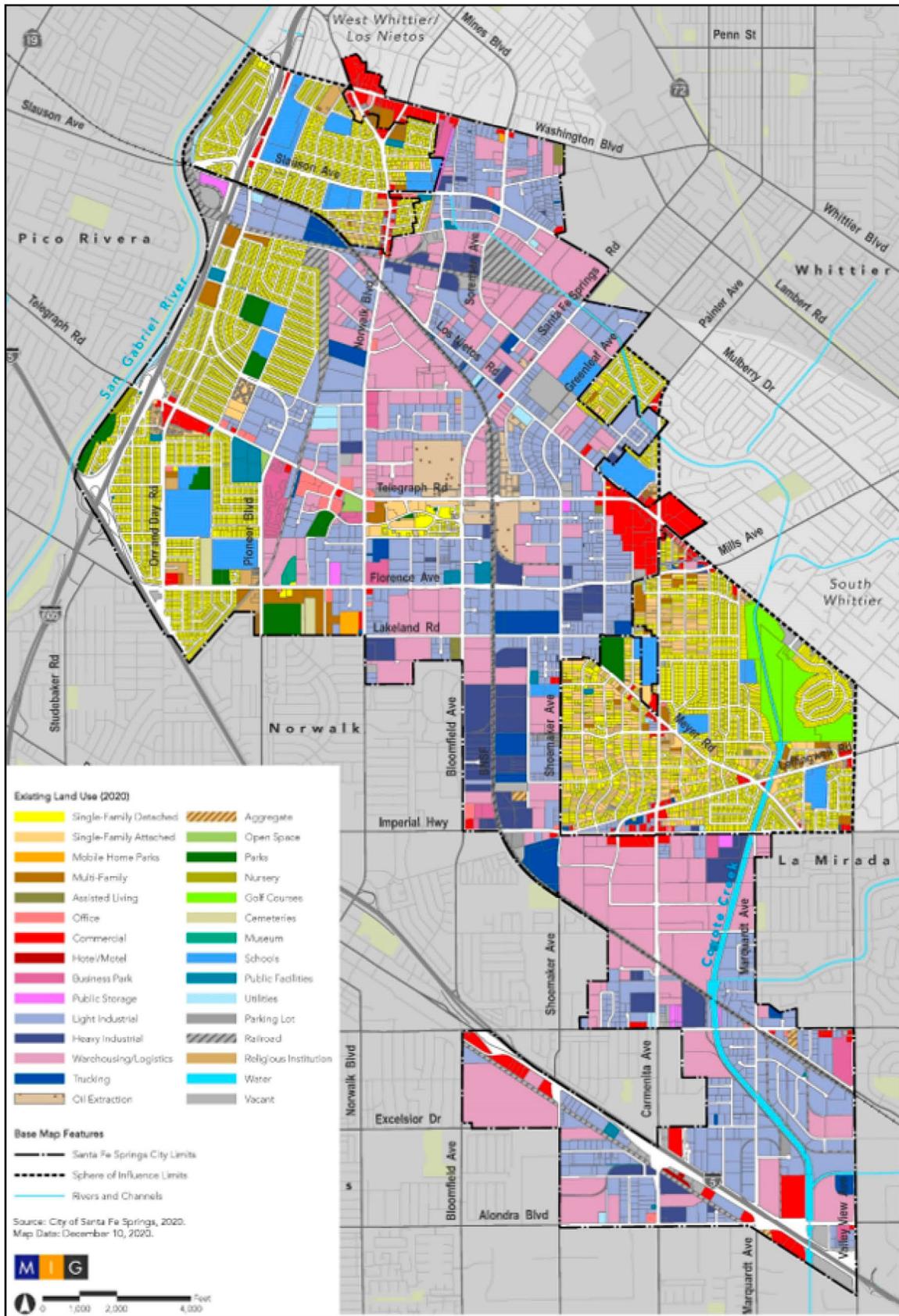
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## Exhibit 2 Planning Area

General Plan Update and Zoning Amendments  
 Santa Fe Springs, California

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**Table 1  
Existing Land Use Distribution (2020)**

Land Use Designation	Santa Fe Springs					Sphere of Influence					Planning Area				
	Acres	Dwelling Units	Population	Non-Residential Building Square Feet	Employees	Acres	Dwelling Units	Population	Non-Residential Building Square Feet	Employees	Acres	Dwelling Units	Population	Non-Residential Building Square Feet	Employees
<b>Residential</b>															
Single-Family	424.1	3,954	12,981	--	--	640.8	5,825	25,449	--	--	1,064.9	9,779	38,430	--	--
Multiple-Family	95.9	1,559	5,311	--	--	207.8	814	3,177	--	--	303.7	2,373	8,488	--	--
<b>Sub-Total</b>	<b>520.0</b>	<b>5,513</b>	<b>18,292</b>	<b>--</b>	<b>--</b>	<b>848.6</b>	<b>6,639</b>	<b>28,626</b>	<b>--</b>	<b>--</b>	<b>1,368.6</b>	<b>12,152</b>	<b>46,918</b>	<b>--</b>	<b>--</b>
<b>Commercial</b>															
Commercial	221.3	--	--	3,922,700	5,296	36.8	--	--	382,400	379	258.1	--	--	4,305,100	5,675
Hotel/Motel	2.8	--	--	140,000	50	1.6	--	--	26,500	28	4.4	--	--	166,500	78
Office	117.9	--	--	3,203,800	2,998	2.6	--	--	30,900	13	120.5	--	--	3,234,700	3,011
<b>Sub-Total</b>	<b>342.0</b>	<b>--</b>	<b>--</b>	<b>7,266,500</b>	<b>8,344</b>	<b>41.0</b>	<b>--</b>	<b>--</b>	<b>439,800</b>	<b>420</b>	<b>383</b>	<b>--</b>	<b>--</b>	<b>7,706,300</b>	<b>8,764</b>
<b>Industrial</b>															
Industrial	3,322.3	--	--	67,743,600	43,330	11.6	--	--	92,500	296	3,333.9	--	--	67,836,100	43,626
<b>Sub-Total</b>	<b>3,322.3</b>	<b>--</b>	<b>--</b>	<b>67,743,600</b>	<b>43,330</b>	<b>11.6</b>	<b>--</b>	<b>--</b>	<b>92,500</b>	<b>296</b>	<b>3,333.9</b>	<b>--</b>	<b>--</b>	<b>67,836,100</b>	<b>43,626</b>
<b>Public Facilities, Institutional, and Open Space</b>															
Public Facility	155.7	--	--	1,780,800	3,042	219.3	--	--	761,300	638	375.0	--	--	2,542,100	3,680
Parks and Open Space	97.1	--	--	--	--	14.4	--	--	--	--	111.5	--	--	--	--
Rivers and Creeks	56.6	--	--	--	--	16.8	--	--	--	--	73.4	--	--	--	--
Golf Courses	--	--	--	--	--	96.6	--	--	--	--	96.6	--	--	--	--
<b>Sub-Total</b>	<b>309.4</b>	<b>--</b>	<b>--</b>	<b>1,780,800</b>	<b>3042</b>	<b>347.1</b>	<b>--</b>	<b>--</b>	<b>761,300</b>	<b>638</b>	<b>656.5</b>	<b>--</b>	<b>--</b>	<b>2,542,100</b>	<b>3,680</b>
<b>Other</b>															
Street Right-of-Way	940.4	--	--	--	--	389.1	--	--	--	--	1,329.5	--	--	--	--
Railroad Right-of-Way	153.6	--	--	--	--	--	--	--	--	--	153.6	--	--	--	--
Vacant	93.3	--	--	--	--	13.4	--	--	--	--	106.7	--	--	--	--
<b>Sub-Total</b>	<b>1,187.3</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>402.5</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>1,589.8</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>TOTAL</b>	<b>5,681.0</b>	<b>5,513</b>	<b>18,292</b>	<b>76,790,900</b>	<b>54,716</b>	<b>1,650.8</b>	<b>6,639</b>	<b>28,626</b>	<b>1,293,600</b>	<b>1,354</b>	<b>7,331.8</b>	<b>12,152</b>	<b>46,918</b>	<b>78,084,500</b>	<b>56,070</b>

Source: City of Santa Fe Springs, Los Angeles County Assessor's Data, and General Plan Update GIS data, 2020.

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*Proposed General Plan Update*

The General Plan Update (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 2 (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.

**Table2  
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
	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

**Source:** City of Santa Fe Springs, Los Angeles County Assessor's Data, and General Plan Update GIS data, 2020.

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 land use designations and acreages for the City, Sphere of Influence, and Planning Area are noted in Table 3 (General Plan Update (2040) Land Use). Exhibit 4 (Proposed Land Use Plan) shows the proposed General Plan Land Use Map. The land use overlays identify special study areas for which specific land use policies have been developed to better shape growth in these areas as shown in Exhibit 4. The

goals and policies contained in the chapter 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

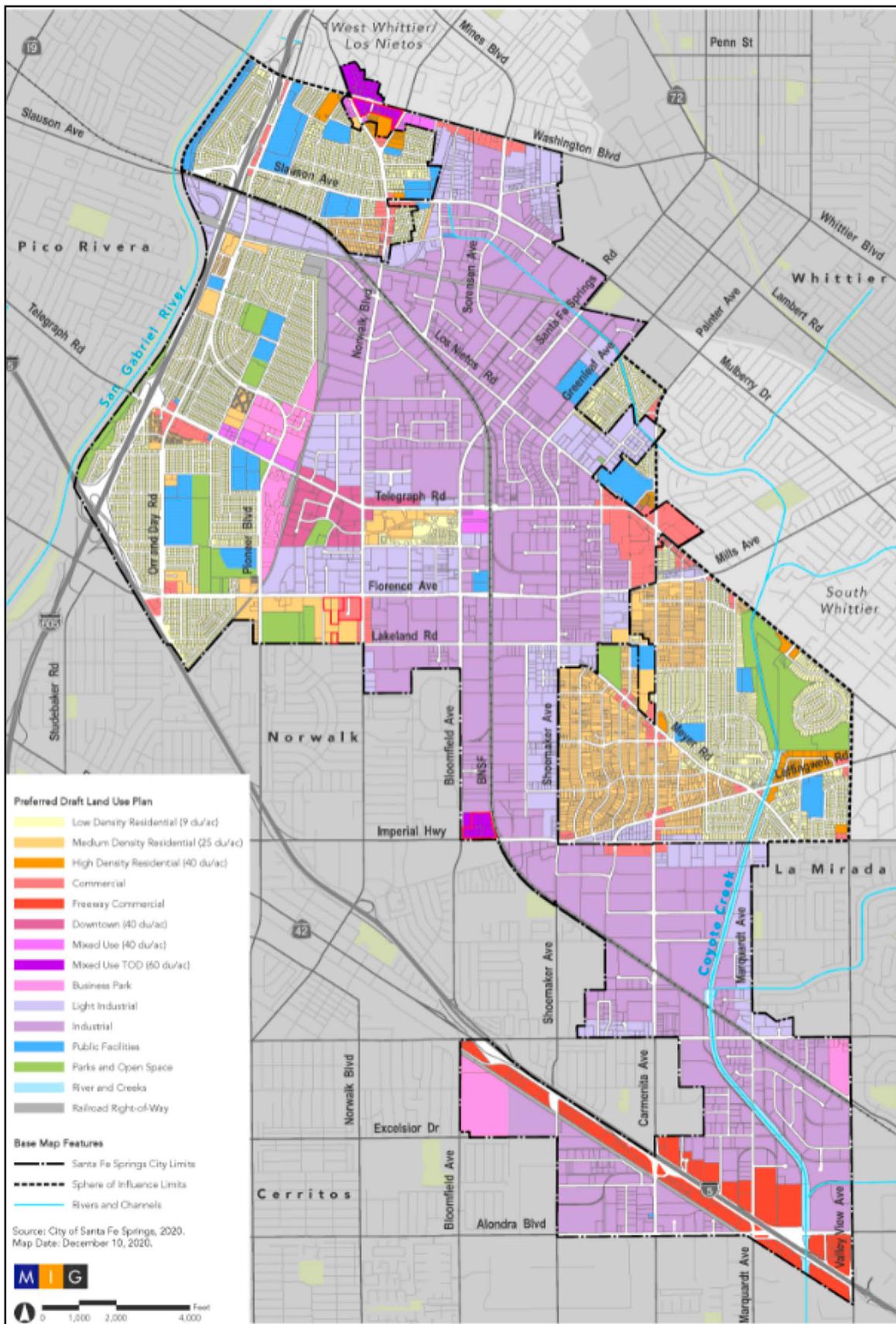
The Environmental Justice Element is mandated in the General Plan to serve as a comprehensive policy document specific to disadvantaged communities in the City. The Environmental Justice Element identifies the screening method to identify disadvantaged communities, documents the spatial relationship 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.

**Table 3  
General Plan Update (2040) Land Use**

Land Use Designation	Santa Fe Springs					Sphere of Influence					Planning Area				
	Acres	Dwelling Units	Population	Non-Residential Building Square Feet	Employees	Acres	Dwelling Units	Population	Non-Residential Building Square Feet	Employees	Acres	Dwelling Units	Population	Non-Residential Building Square Feet	Employees
<b>Residential</b>															
Low Density Residential	413.4	3,561	11,111	-	-	521.5	3,870	16,224	-	-	934.9	7,431	27,335	-	-
Medium Density Residential	140.7	2,705	8,882	-	-	353.5	2,432	10,409	-	-	494.2	5,137	19,291	-	-
High Density Residential	6.3	241	791	-	-	47.2	1,001	3,824	-	-	53.5	1,242	4,615	-	-
<i>Sub-Total</i>	<i>560.4</i>	<i>6,507</i>	<i>20,784</i>	<i>-</i>	<i>-</i>	<i>922.2</i>	<i>7,303</i>	<i>30,457</i>	<i>-</i>	<i>-</i>	<i>1,482.6</i>	<i>13,810</i>	<i>51,242</i>	<i>-</i>	<i>-</i>
<b>Commercial</b>															
Commercial	123.0	-	-	2,190,300	3,141	42.7	-	-	535,700	510	165.7	-	-	2,726,000	3,651
Freeway Commercial	156.7	-	-	2,405,200	1,964	-	-	-	-	-	156.7	-	-	2,405,200	1,964
Business Park	178.5	-	-	2,968,500	3,083	-	-	-	-	-	178.5	-	-	2,968,500	3,083
<i>Sub-Total</i>	<i>458.2</i>	<i>-</i>	<i>-</i>	<i>7,564,000</i>	<i>8,188</i>	<i>42.7</i>	<i>-</i>	<i>-</i>	<i>535,700</i>	<i>510</i>	<i>500.9</i>	<i>-</i>	<i>-</i>	<i>8,099,700</i>	<i>8,698</i>
<b>Mixed Use</b>															
Mixed Use (40 du/ac)	38.1	832	2,732	292,300	1,080	-	-	-	-	-	38.1	832	2,732	292,300	970
Mixed Use TOD (60 du/ac)	36.6	1,436	4,714	237,200	530	-	-	-	-	-	36.6	1,436	4,714	237,200	530
Downtown (40 du/ac)	71.8	646	2,121	1,438,000	3,450	-	-	-	-	-	71.8	646	2,121	1,438,000	3,450
<i>Sub-Total</i>	<i>146.5</i>	<i>2,914</i>	<i>9,566</i>	<i>1,967,500</i>	<i>5,060</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>146.5</i>	<i>2,914</i>	<i>9,567</i>	<i>1,967,500</i>	<i>4,950</i>
<b>Industrial</b>															
Light Industrial	706.5	-	-	13,712,700	10,885	22.6	-	-	92,500	300	729.1	-	-	13,805,200	11,185
Industrial	2,454.0	-	-	54,414,400	32,650	-	-	-	-	-	2,454.0	-	-	54,414,400	33,979
<i>Sub-Total</i>	<i>3,160.5</i>	<i>-</i>	<i>-</i>	<i>68,127,100</i>	<i>43,535</i>	<i>22.6</i>	<i>-</i>	<i>-</i>	<i>92,500</i>	<i>300</i>	<i>3,183.1</i>	<i>-</i>	<i>-</i>	<i>68,219,600</i>	<i>45,164</i>
<b>Public Facilities, Parks, and Open Space</b>															
Public Facilities	113.0	-	-	615,000	1,319	146.3	-	-	672,000	726	259.2	-	-	1,287,000	2,046
Parks/Open Space	91.8	-	-	-	-	111.3	-	-	-	-	203.1	-	-	-	-
River and Creeks	56.6	-	-	-	-	16.8	-	-	-	-	73.5	-	-	-	-
Street Right-of-Way	940.4	-	-	-	-	388.9	-	-	-	-	1,329.3	-	-	-	-
Railroad Right-of-Way	153.6	-	-	-	-	-	-	-	-	-	153.6	-	-	-	-
<i>Sub-Total</i>	<i>1,355.4</i>	<i>-</i>	<i>-</i>	<i>615,000</i>	<i>1,319</i>	<i>663.3</i>	<i>-</i>	<i>-</i>	<i>672,000</i>	<i>726</i>	<i>2,018.7</i>	<i>-</i>	<i>-</i>	<i>1,287,000</i>	<i>2,046</i>
<b>TOTAL</b>	<b>5,681.0</b>	<b>9,421</b>	<b>30,351</b>	<b>78,273,600</b>	<b>59,321</b>	<b>1,650.8</b>	<b>7,303</b>	<b>30,457</b>	<b>1,300,200</b>	<b>1,536</b>	<b>7,331.8</b>	<b>16,724</b>	<b>60,808</b>	<b>79,573,800</b>	<b>60,857</b>

Source: City of Santa Fe Springs, Los Angeles County Assessor's Data, and General Plan Update GIS data, 2020.

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## *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. Table 4 (Key Opportunity Sites) identifies the development capacity and general development standards for 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.

**Table 4  
Key Opportunity Sites**

Site	Acres	General Plan Land Use Designation	Key Use Types	Development Standards			Development Capacity	
				Maximum				
				Density (du/ac)	Intensity (FAR)	Allowed Stories	Dwelling Units	Building Non-Residential SF
<b>Washington/ Norwalk TOD</b>	8.8	Mixed Use Transit-Oriented Development (TOD)	<b>Mixed Uses:</b> <ul style="list-style-type: none"> <li>▪ Multi-Family</li> <li>▪ Commercial services and retail/ restaurants</li> </ul>	60	2.00	6	480	40,000
<b>Metrolink TOD</b>	10.7						600	70,400
<b>MC&amp;C Site</b>	9.7	Mixed Use		40	1.25	4	306	55,500
<b>Koontz Site</b>	6.2	Medium Density Residential	Multi-Family (townhomes, tuck-under, live-work)	25	--	3	156	--
	8.4	Commercial	Neighborhood Shopping Center	N/A	0.35	2	--	110,500
<b>Total</b>	<b>43.8</b>			<b>Total</b>			<b>1,542</b>	<b>276,400</b>

Source: City of Santa Fe Springs and MIG, March 2021. du/ac = dwelling unit per acre SF = square feet FAR = Floor Area Ratio

**Required Approvals:**

Implementation of the proposed GPU will require the following discretionary approvals by the City of Santa Fe Springs City Council:

- Certification of Final Environmental Impact Report
- Adoption of a Mitigation Monitoring and Reporting Program
- Adoption of General Plan Update
- Adoption of focused Zoning Code Update and Map Amendment

## **Programmatic EIR:**

The City of Santa Fe Springs has determined that the proposed GPU will require preparation of an EIR pursuant to the California Environmental Quality Act (CEQA). The City is the Lead Agency for preparation of a Program Environmental Impact Report (Program EIR) for the proposed Focused GPU. The Program EIR will evaluate the environmental impacts resulting from implementation of the General Plan Update and will recommend mitigation measures to avoid or reduce significant impacts, where applicable. The Program EIR also is intended to help the City review future project proposals pursuant to section 15168 (Program EIR) of the CEQA Guidelines. The following environmental topics will be evaluated in the EIR:

- **Aesthetics:** The EIR will describe the aesthetic implications of the proposed General Plan Update, including its visual relationships to the surrounding vicinity and the potential impacts of development (the proposed array of building masses, heights, view corridors etc.) on important surrounding vantage points.
- **Agriculture and Forestry:** The EIR will explain why these CEQA-defined environmental topics will not be adversely affected by implementation of the General Plan Update.
- **Air Quality:** The EIR will describe the potential impacts of the proposed GPU on local and regional air quality based on methodologies defined by the South Coast Air Quality Management District (SCAQMD).
- **Biological Resources:** The EIR will evaluate potential impacts on biological resources resulting from implementation of the proposed GPU.
- **Cultural and Tribal Cultural Resources:** The EIR will describe any potential impacts and mitigation needs associated with historic and cultural (archaeological) resources, including potential impacts on Tribal Cultural Resources.
- **Energy:** The EIR will evaluate the impacts of implementation of the GPU on energy resources and implementation of state and local plans for renewable energy and energy efficiency.
- **Geology and Soils:** The EIR will analyze the potential paleontological impacts associated with implementation of the proposed GPU.
- **Greenhouse Gas Emissions and Global Climate Change:** The EIR will describe the impacts of implementation of the proposed GPU on greenhouse gas emissions and global climate change, following the latest approach and methodologies recommended by State and regional agencies.
- **Hazards and Hazardous Materials:** The EIR will describe the potential for hazardous material use or hazardous waste investigation and cleanup activities anticipated in the Planning Area and will describe any associated potential impacts and mitigation needs, if applicable. Potential construction period hazards and hazardous material impacts and mitigation needs will also be described.

- **Hydrology and Water Quality:** The EIR will evaluate potential impacts on hydrology and water quality resulting from implementation of the proposed GPU, including possible effects related to drainage and flooding.
- **Land Use and Planning:** The EIR will describe the potential effects of implementation of the proposed GPU on existing and planned land use characteristics in the City, including the General Plan's relationship to other adopted regional and local plans.
- **Mineral Resources:** The EIR will evaluate if the General Plan Update will have any significant impact on existing mineral resources in the Planning Area.
- **Noise:** The EIR will describe potential construction and long-term operational noise (traffic, mechanical systems etc.) impacts and related mitigation needs where applicable.
- **Population and Housing:** The EIR will describe the anticipated effects of the projected population growth and subsequent increase in housing. This information will be used to forecast public service and utility needs in the General Plan area.
- **Public Services:** The EIR will describe potential impacts on public services (police and fire protection, parks and recreation, and schools).
- **Transportation and Circulation:** The EIR will describe the transportation and circulation implications of the proposed GPU, including the contribution to daily and peak hour traffic on local and regional roadways. The evaluation will include roadway system impacts, transit implications, and effects on pedestrian and bicycle circulation. General Plan components to improve multimodal travel will also be considered.
- **Utilities and Service Systems:** The EIR will describe the impacts of implementation of the proposed GPU on local utility and service systems, including water supply, water and wastewater treatment, and solid waste and recycling.
- **Wildfire:** The EIR will evaluate if the proposed General Plan Update will have any significant impacts related to wildfire.
- **Alternatives:** Pursuant to CEQA Guidelines Section 15126.6, the EIR will identify and compare a reasonable range of alternatives to the proposed Project.