



NOTICE OF PREPARATION

DATE: May 5, 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

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).¹ 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:

¹ 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

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; 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



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 6th 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.² 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.³

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.

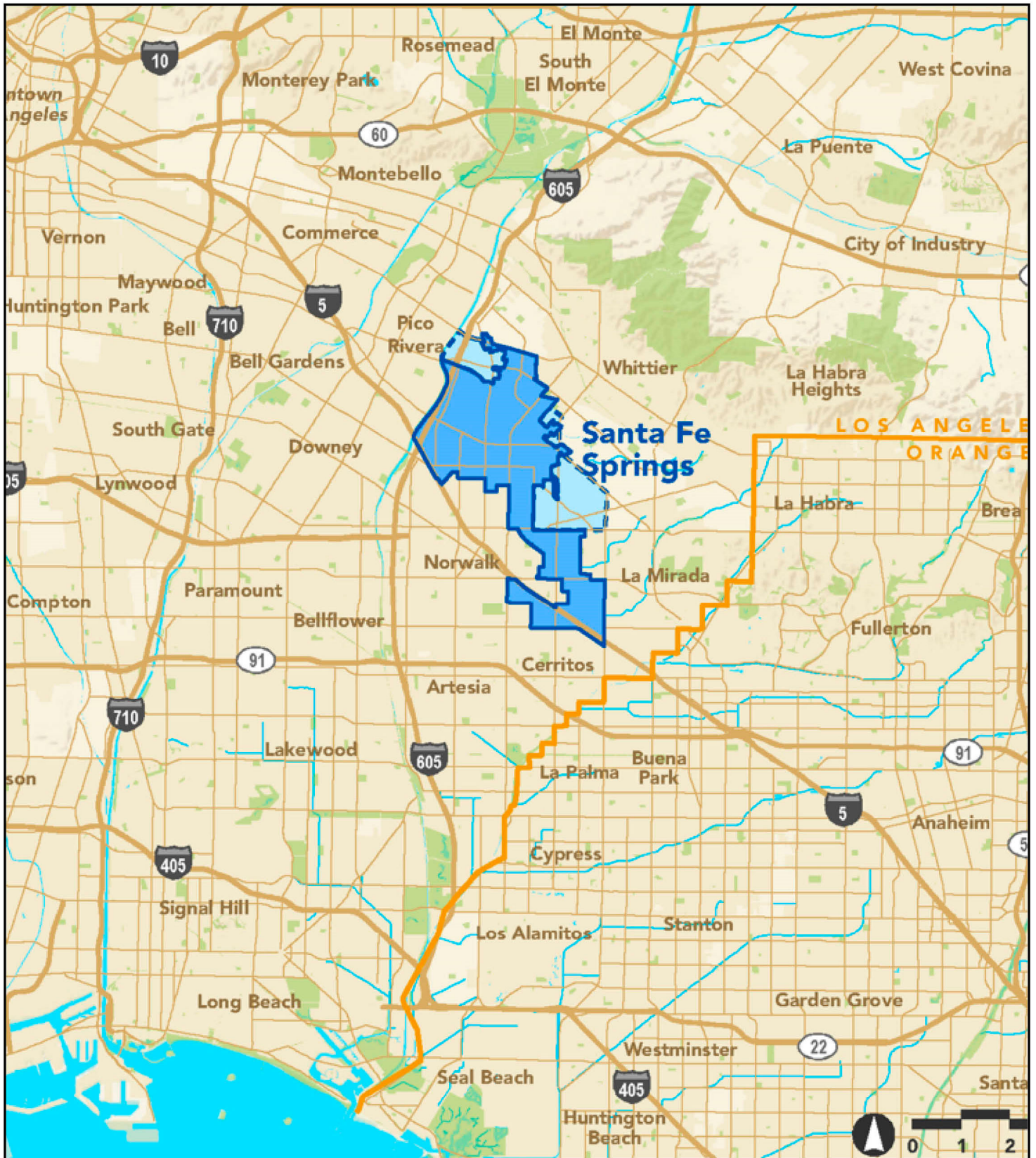
The storm drain system in Santa Fe Springs is maintained by the Los Angeles County Flood Control District (LACFCD), funnels stormwater through a network of mains and catch basins until it is eventually discharged in the Pacific Ocean via the San Gabriel River and its tributaries. High concentrations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

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

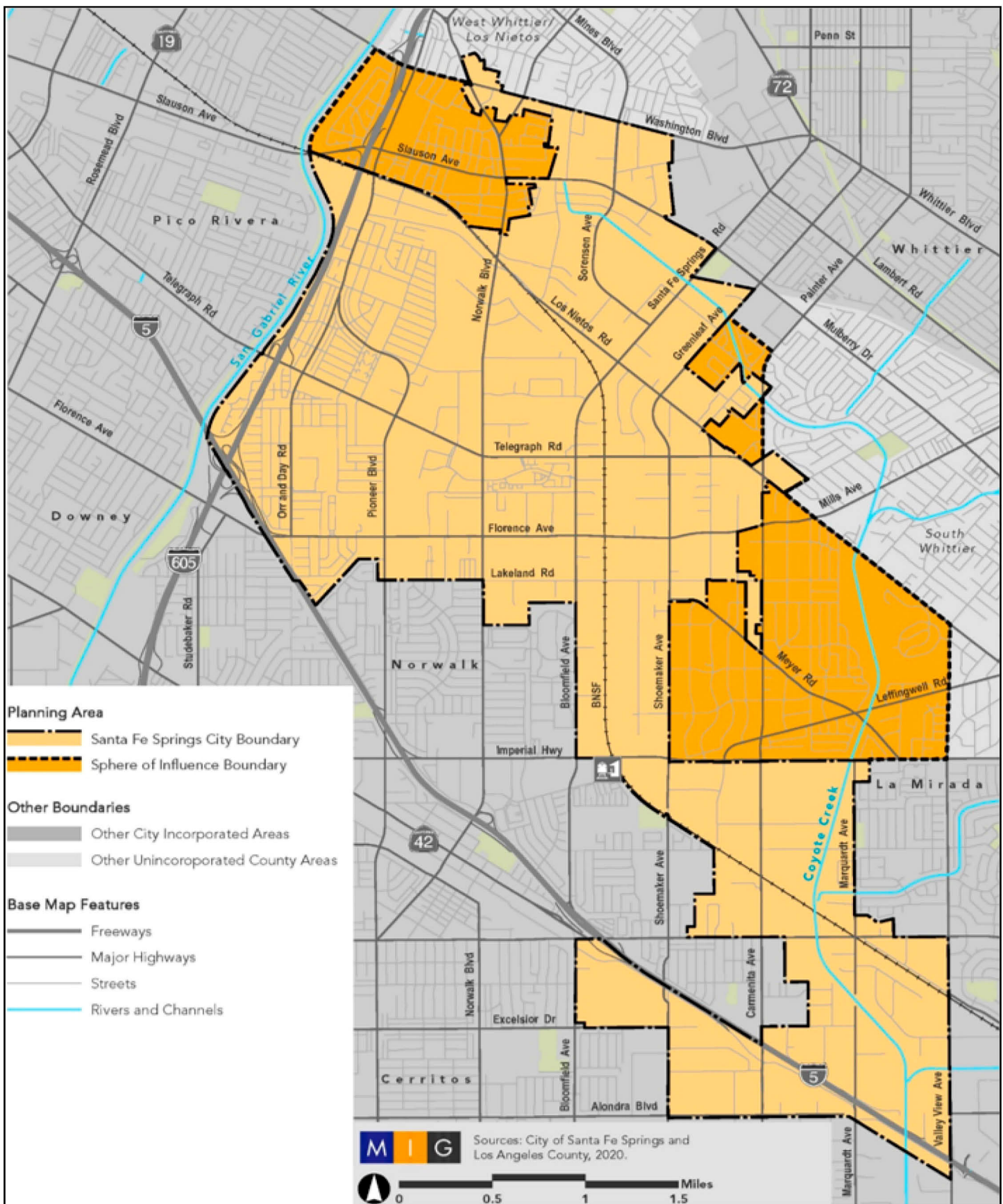
³ Urban Areas Facts <https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural/ua-facts.html> [Accessed March 2021].

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.

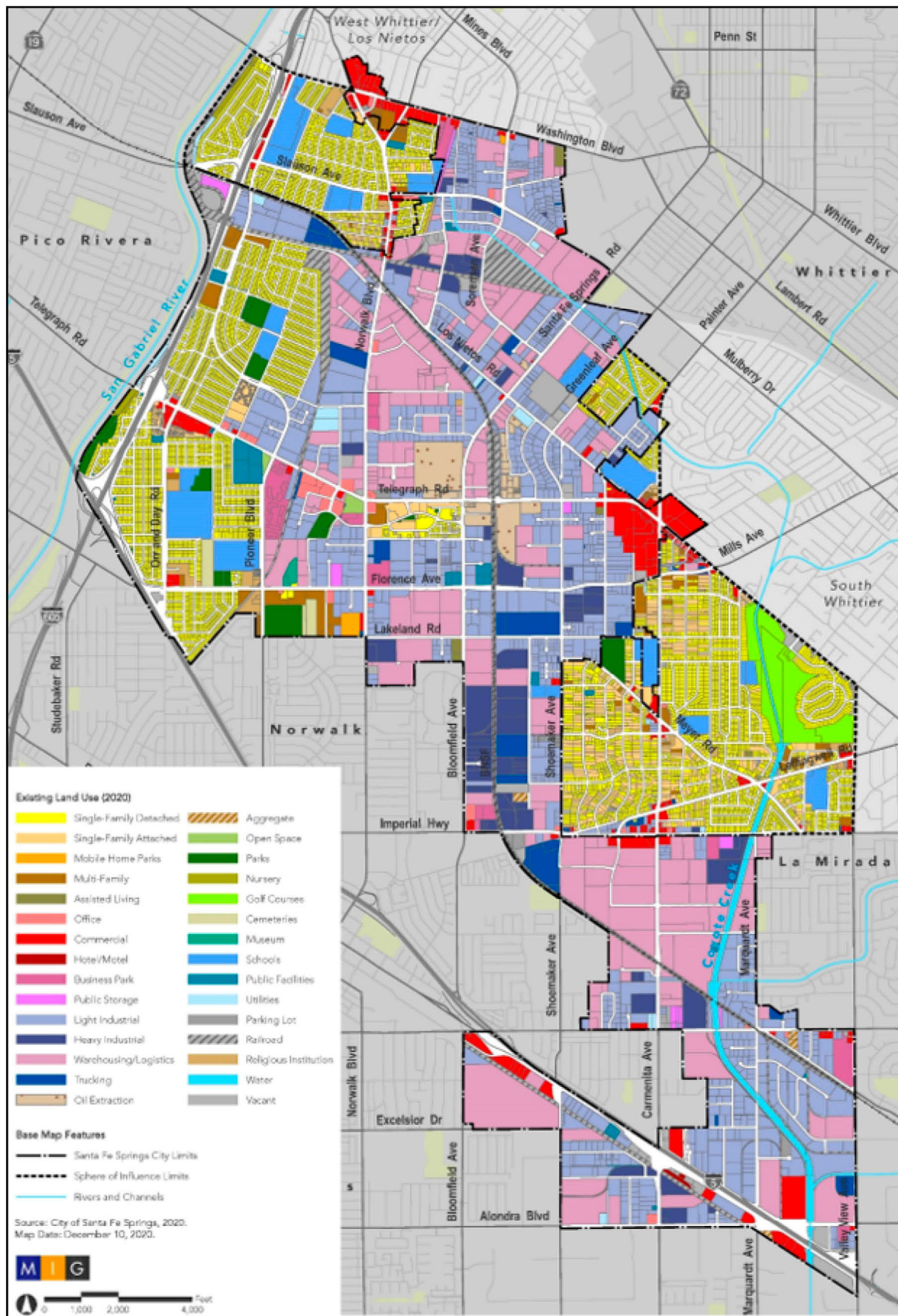
The existing land uses, inclusive of properties within the City incorporated limits and the County of Los Angeles unincorporated limits (Sphere of Influence), are divided into 12 categories: single family, multi-family, commercial, hotel/motel, office, industrial, public facilities, parks and open space, 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.



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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
Residential															
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	--	--
Sub-Total	520.0	5,513	18,292	--	--	848.6	6,639	28,626	--	--	1,368.6	12,152	46,918	--	--
Commercial															
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
Sub-Total	342.0	--	--	7,266,500	8,344	41.0	--	--	439,800	420	383	--	--	7,706,300	8,764
Industrial															
Industrial	3,322.3	--	--	67,743,600	43,330	11.6	--	--	92,500	296	3,333.9	--	--	67,836,100	43,626
Sub-Total	3,322.3	--	--	67,743,600	43,330	11.6	--	--	92,500	296	3,333.9	--	--	67,836,100	43,626
Public Facilities, Institutional, and Open Space															
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	--	--	--	--
Sub-Total	309.4	--	--	1,780,800	3042	347.1	--	--	761,300	638	656.5	--	--	2,542,100	3,680
Other															
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	--	--	--	--
Sub-Total	1,187.3	--	--	--	--	402.5	--	--	--	--	1,589.8	--	--	--	--
TOTAL	5,681.0	5,513	18,292	76,790,900	54,716	1,650.8	6,639	28,626	1,293,600	1,354	7,331.8	12,152	46,918	78,084,500	56,070

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

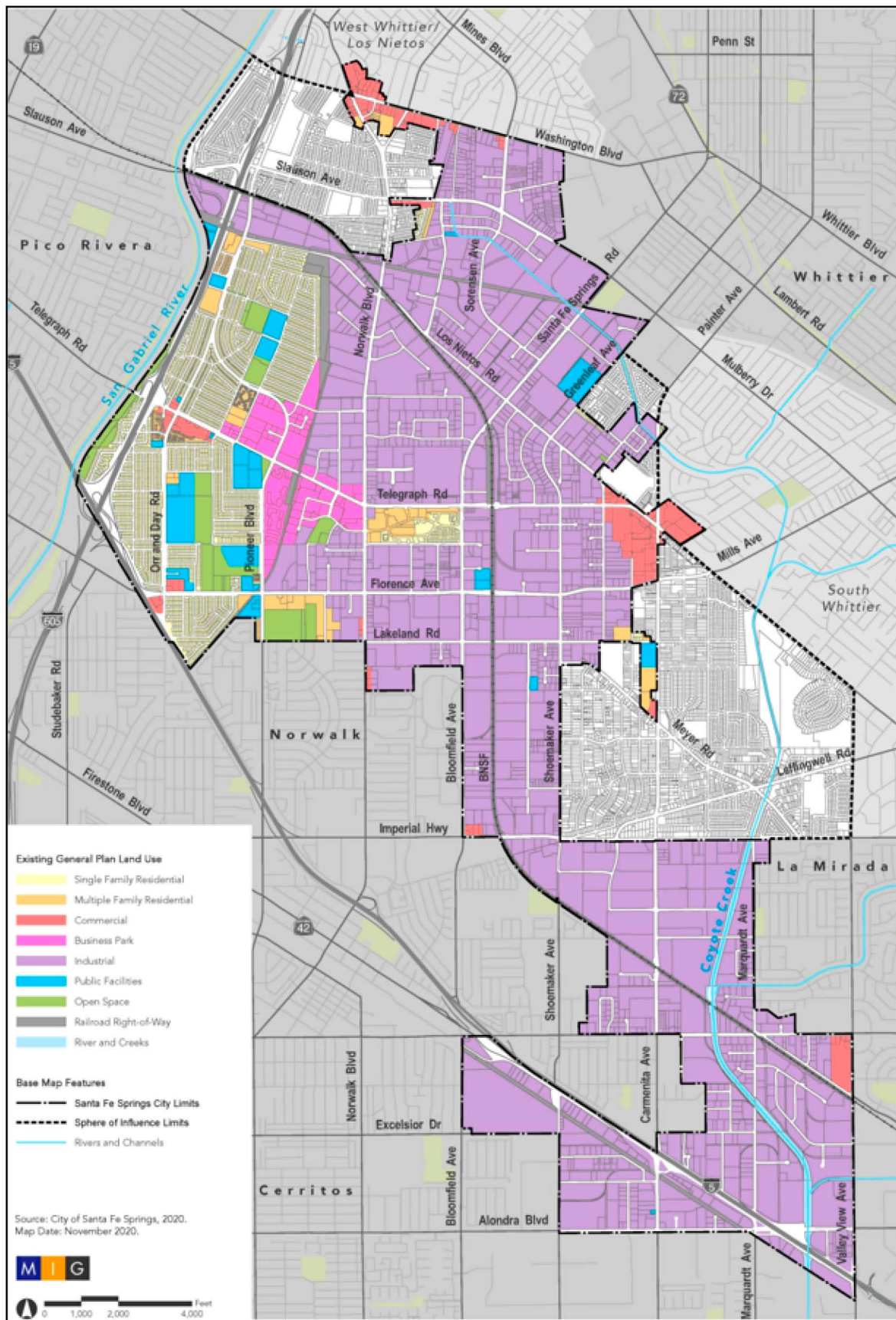
The Environmental Justice Element is mandated in the General Plan to serve as a comprehensive policy document specific to disadvantaged communities in the City. The Environmental Justice Element identifies the screening method to identify disadvantaged communities, documents the spatial relationship 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
Residential															
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>
Commercial															
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>
Mixed Use															
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>
Industrial															
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>
Public Facilities, Parks, and Open Space															
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>
TOTAL	5,681.0	9,421	30,351	78,273,600	59,321	1,650.8	7,303	30,457	1,300,200	1,536	7,331.8	16,724	60,808	79,573,800	60,857

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
Washington/ Norwalk TOD	8.8	Mixed Use Transit-Oriented Development (TOD)	Mixed Uses: <ul style="list-style-type: none">▪ Multi-Family▪ Commercial services and retail/ restaurants	60	2.00	6	480	40,000
Metrolink TOD	10.7						600	70,400
MC&C Site	9.7	Mixed Use		40	1.25	4	306	55,500
Kootnz Site	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
Total	43.8			Total			1,542	276,400

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.