



# **CITY OF SANTA FE SPRINGS 2014-2021 HOUSING ELEMENT**

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## **Initial Study-Negative Declaration**

**December 2013**

**CITY OF SANTA FE SPRINGS  
COMMUNITY DEVELOPMENT DEPARTMENT  
1170 TELEGRAPH ROAD  
SANTA FE SPRINGS, CA 90670**

**Consultant to the City:**



**Rincon Consultants, Inc.**

*Environmental Scientists Planners Engineers*

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**City of Santa Fe Springs  
2014-2021 Housing Element**

**Initial Study-Negative Declaration**

*Prepared by:*

**City of Santa Fe Springs**  
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Santa Fe Springs, CA 90670  
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December 2013

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## TABLE OF CONTENTS

	Page
Initial Study	
1. Project title .....	1
2. Lead agency name and address .....	1
3. Contact person and phone number .....	1
4. Project location .....	1
5. Project sponsor's name and address.....	1
6. General plan designation.....	1
7. Zoning .....	1
8. Description of project.....	1
9. Surrounding land uses and setting.....	4
10. Other public agencies whose approval is required.....	4
Environmental Factors Affected .....	6
Determination .....	6
Evaluation of Environmental Impacts.....	7
Discussion	
I. Aesthetics.....	9
II. Agricultural and Forest Resources.....	10
III. Air Quality .....	10
IV. Biological Resources .....	12
V. Cultural Resources.....	13
VI. Geology and Soils.....	14
VII. Greenhouse Gas Emissions.....	15
VIII. Hazards and Hazardous Materials .....	16
IX. Hydrology and Water Quality .....	19
X. Land Use and Planning.....	21
XI. Mineral Resources .....	22
XII. Noise.....	22
XIII. Population and Housing.....	23
XIV. Public Services .....	24
XV. Recreation.....	25
XVI. Transportation/Traffic .....	26
XVII. Utilities and Service Systems .....	27
XVIII. Mandatory Findings of Significance .....	29
Bibliography .....	31

### List of Figures

Figure 1	Regional Location .....	2
Figure 2	Residential Sites Inventory .....	5

### List of Tables

Table 1	Comparison of Residential Development Potential and RHNA .....	3
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# California Environmental Quality Act

## Initial Study-Negative Declaration

(as required by Sec. 15063 of the Public Resources Code)

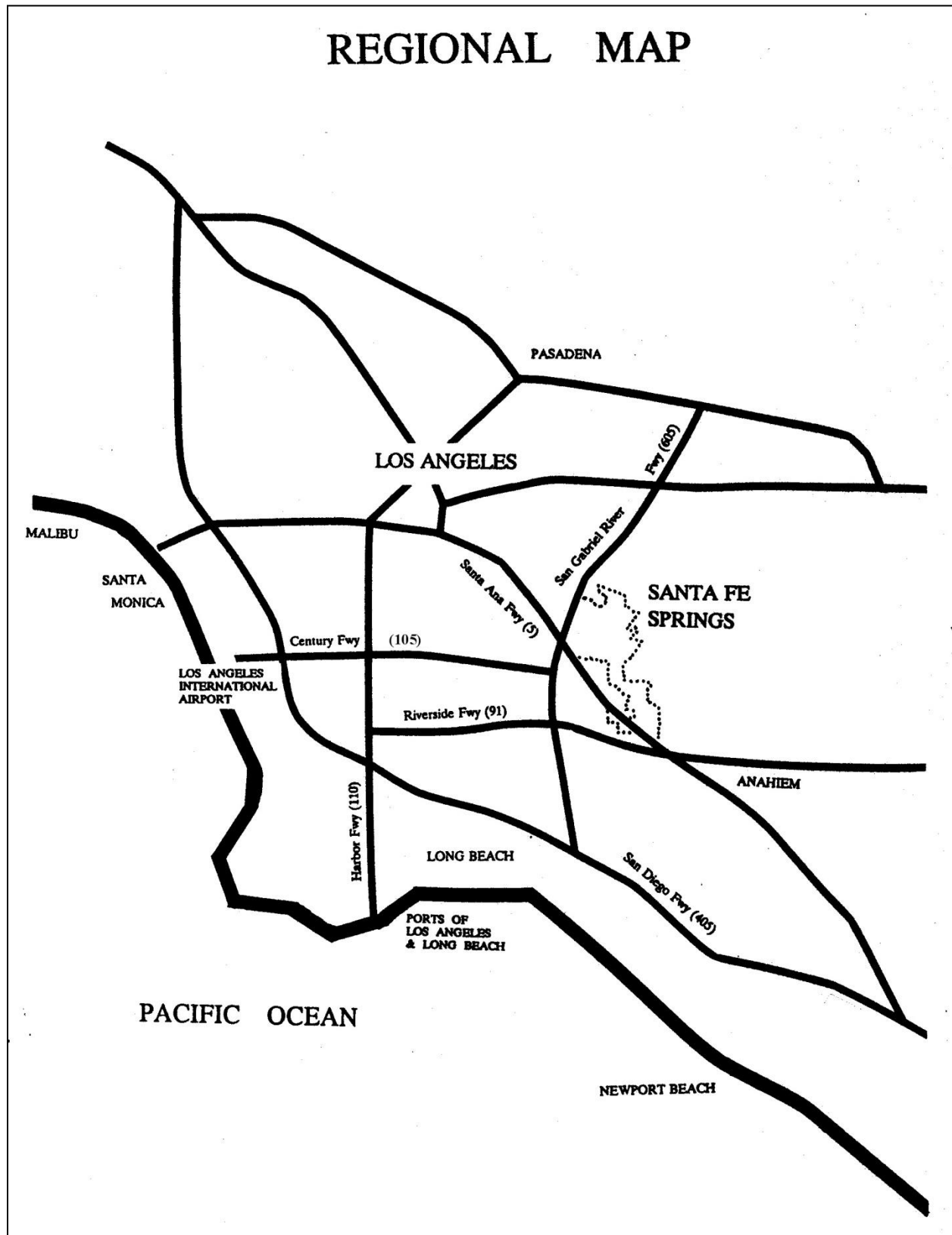
To be completed by the lead agency

1. **Project Title:** City of Santa Fe Springs  
2014-2021 Housing Element
2. **Lead Agency Name and Address:** City of Santa Fe Springs  
Planning and Development Department  
11710 Telegraph Road  
Santa Fe Springs, CA 90670
3. **Contact Person and Phone Number:** Wayne Morrell, Director  
Planning and Development  
City of Santa Fe Springs  
(562) 868-0511, ext. 7353
4. **Project Location:** City of Santa Fe Springs (refer to Figure 1)
5. **Project Sponsor's Name and Address:** City of Santa Fe Springs
6. **General Plan Designation:** All designations citywide
7. **Zoning:** All zones citywide
8. **Description of Project:**

The 2014-2021 Housing Element is a state-mandated update of Santa Fe Springs' General Plan Housing Element. The Housing Element must be updated pursuant to California Government Code Section 65588 for the 2014-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The Element's goals and policies focus on the following issue areas:

- 1) Ensuring that housing is maintained and preserved,
- 2) Ensuring that a broad range of housing types are provided to meet the needs of both existing and future residents,
- 3) Providing increased opportunities for home ownership,
- 4) Ensuring that housing is sensitive to environmental and social needs; and

Figure 1 – City of Santa Fe Springs



5) Promoting equal housing opportunity.

As described in the draft Housing Element, the Southern California Association of Governments (SCAG) has assigned Santa Fe Springs a regional housing need allocation (RHNA) of 324 new residential units for the 2014-2021 planning period. The City's RHNA is distributed among the following income groups: 41 extremely low income; 41 very low income; 50 low income; 53 moderate income; and 139 above moderate income units. Santa Fe Springs plans to fulfill its share of regional housing needs using a combination of the following methods:

- Residential projects with development entitlements with post 12/31/13 occupancy;
- Vacant residential sites, including sites owned by the Successor Agency (City) to be developed with affordable housing; and
- Development/sale of Housing Acquisition and Rehabilitation Program (HARP) properties to first-time homebuyers.

In aggregate, the City's residential sites capacity from the above sources provides for 401 additional units, including 139 lower, 114 moderate and 148 above moderate income. Table 1 summarizes citywide residential development potential to the RHNA, while Figure 2 maps the location of Santa Fe Springs' residential sites and entitled housing projects for the 2014-2021 Housing Element planning period.

**Table 1**  
**Comparison of Residential Development Potential and RHNA**

<b>Income Group</b>	<b>Entitled Projects (post 2013 occupancy)</b>	<b>Vacant Sites</b>	<b>Total Unit Capacity</b>	<b>RHNA</b>
Very Low	--	139	139	82
Low	--			50
Moderate	113	1	114	53
Above Moderate	148	--	148	139
<b>Total</b>	<b>261</b>	<b>140</b>	<b>401</b>	<b>324</b>

Vacant residential sites that could be developed include:

- **13231 Lakeland** – a vacant 3.9-acre, City-owned site that is zoned R-3-PD and could accommodate up to 188 units
- **10934 Laurel** – a vacant 0.75-acre, City-owned site that is zoned R-3-PD and could accommodate up to 21 units
- **9257 Millergrove** – a vacant 5,870 square foot, City-owned site that is zoned R-1 and could accommodate 1 moderate income unit

Analysis in this document is limited to the review of potential environmental impacts resulting from the adoption and implementation of the 2014-2021 Housing Element. No rezoning or specific development proposal is part of the Housing Element and the environmental effects of any future land use designation changes, rezoning or development projects, as called for in the

Element's programs, would need to undergo separate and specific CEQA review, beyond this current document.

**9. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:**

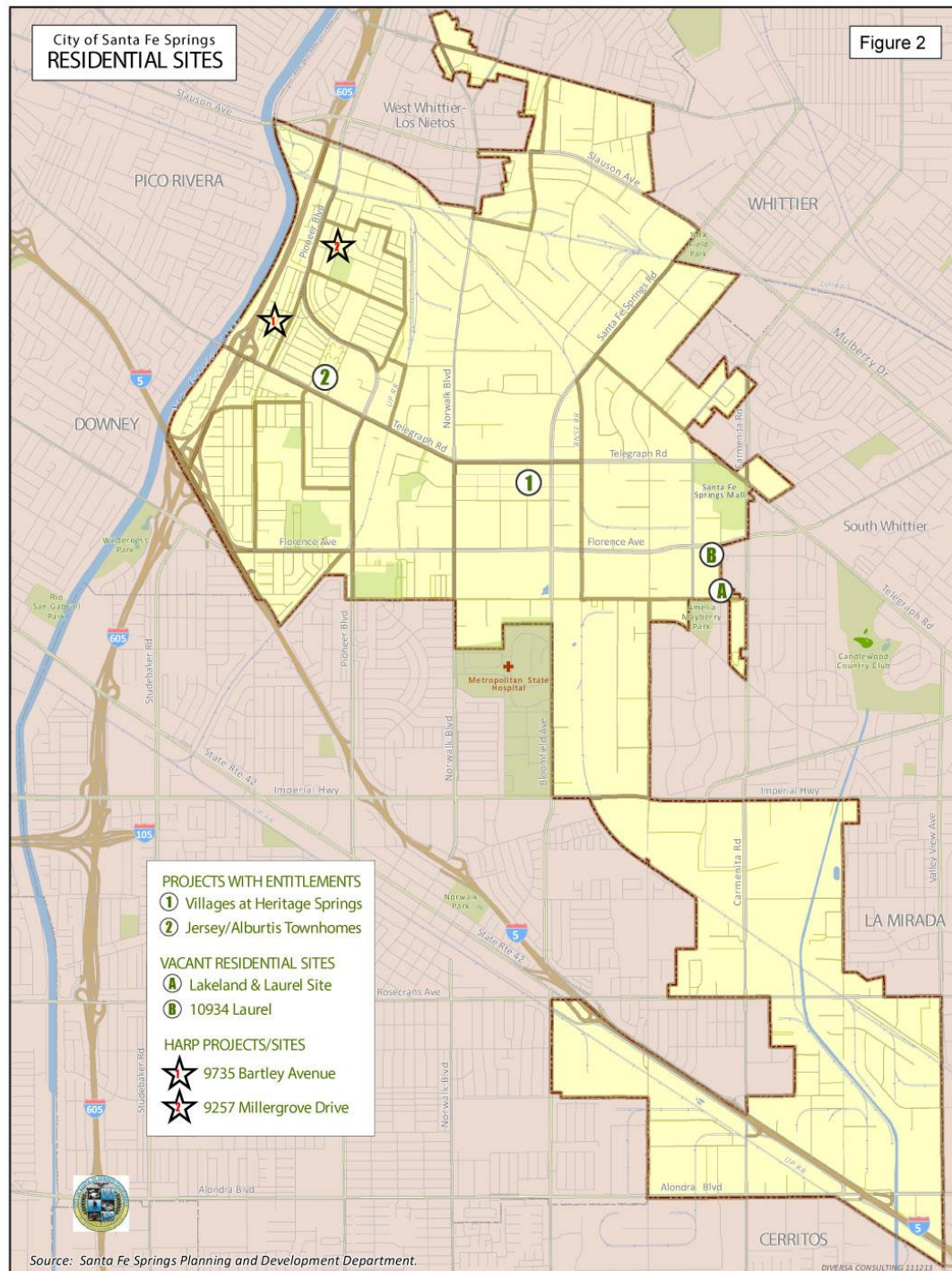
This is an amendment to the General Plan that is citywide in application.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).**

None



**Figure 2 – Residential Sites Inventory**



## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality              |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology / Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

## DETERMINATION:

On the basis of this initial evaluation:

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
For

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

<u>I. AESTHETICS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-d) As described in the City’s 1994 General Plan EIR, visual amenities in the City include urban parks and landscaping (page 172). The General Plan Land Use Element identifies nine visual corridors in the City (General Plan EIR, page 173). Santa Fe Springs is a built-out city with industrial, residential, and commercial uses and is located in a highly urbanized area.

As described in the project description of this document, as part of the RHNA, the new housing will be accommodated entirely on sites already zoned for residential uses. Therefore, adoption and implementation of the Housing Element would not accommodate any residential development that could not already be built under existing conditions. In addition, the Housing Element has policies and programs to help promote, protect, and restore the visual character of residential uses. Policy 1.1 states that the City should “Preserve the character, scale and quality of established residential neighborhoods”, while Policy 4.1 calls for the City to “Ensure that in-fill development is compatible in character and design with existing residential neighborhoods”. Program #2 in the Element calls for continuing the City’s Property Maintenance Ordinance, which establishes minimum standards for exterior property maintenance. Continuing the annual inspection of rental units is outlined in Program #3. For the above reasons and because the Housing Element would not increase overall development potential in the City, **no impact** on aesthetics is anticipated from adoption of the Housing Element. Any proposal for residential development discussed in the Housing Element would be analyzed separately under CEQA as part of project-specific environmental review. Site-specific impacts, including effects on existing visual character, would be assessed at that time. Any needed mitigation measures or conditions of approval would be identified.

## II. AGRICULTURE AND FOREST RESOURCES: In

determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-c) As described in the General Plan, Santa Fe Springs was primarily an agriculturally oriented community until the early 1900s and became a largely oil-producing area in the 1920s (Open Space/Conservation Element, page 2). As can be seen on the General Plan Land Use map, no land is designated for agricultural uses or forest land. In addition, there is no Prime, Unique, or Statewide Importance farmland, lands under Williamson Act contract, or forestland in the City. Therefore, adoption of the Housing Element would have **no impact** on agricultural or forest resources.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: substantially to an existing or projected air quality violation?	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-c) Santa Fe Springs is located within the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD), within the South Coast Air Basin (SCAB). This area includes all of Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside counties. The Final 2012 Air Quality Management Plan (AQMP) was adopted by the AQMD Governing Board on December 7, 2012.

The City's Land Use and Circulation Elements include goals and policies that address air quality. Many of these policies aim to reduce auto travel times while increasing opportunities for transit and pedestrian facilities. As described in the Housing Element, Santa Fe Springs applies green building criteria in the rehabilitation and replacement of single and multi-family properties through the Home Repair, Rebate, and HARP programs (page 4-15). The Element also outlines other ways that the City may pursue energy conservation, including the statewide Energy Upgrade California program.

The City of Santa Fe Springs is predominantly built out. As described in the project description of this document, the Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no rezoning of properties is required to fulfill the City's RHNA requirement; therefore, adoption and implementation of the Housing Element would not accommodate any housing and associated air quality impacts beyond what could occur under the current Land Use Element and zoning code. Therefore, **no impact** is anticipated from adoption of the Housing Element.

The specific air quality impacts of future development, including: (1) any conflicts with an air quality plan, (2) an air quality standard violation, (3) a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment, and/or (4) a temporary increase in the concentration of criteria pollutants would be evaluated under CEQA as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval would be identified during the individual project or plan review.

- d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time and consequently could be

exposed to pollutants for extended periods. However, as described above, the Housing Element does not include any physical development and would not accommodate any residential development beyond that accommodated under the current Land Use Element and zoning code. Therefore, **no impact** is anticipated from adoption of the Housing Element. At the time of a specific project review and corresponding CEQA preparation, any needed mitigation measures and conditions of approval would be identified.

- e) Typically, residential uses do not create objectionable odors. Please see the responses above (a – d). Therefore, no impact is anticipated from adoption of the Housing Element.

<u>IV. BIOLOGICAL RESOURCES</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-f) Santa Fe Springs is an urbanized city, and as a result has limited biological resources. As described in the City's General Plan EIR, wildlife found in the City "are common urban wildlife and consist of species that are tolerant of human disturbance and maintain populations in urban and suburban environments" (page 227). While various sensitive species historically occurred along the San Gabriel River, this habitat no longer exists in the City (General Plan EIR, page 227-228). The General Plan EIR includes a mitigation measure for future



development and potential impacts to the small areas of mulefat riparian scrub located in Santa Fe Springs (General Plan EIR, page 229). Santa Fe Springs is not a part of any Habitat Conservation Plan or Natural Community Conservation Plan. The City's Tree Master Plan establishes standards for the protection, preservation, planting and removal of trees throughout the City (General Plan Open Space and Conservation Element, page 25).

The Housing Element is a policy document to help conserve and improve housing within the City that does not involve any specific development proposal. In addition, because the Element does not involve any zone changes, it would not accommodate any new housing beyond what could already be accommodated under the adopted Land Use Element and zoning code. Therefore, **no impact** to biological resources is anticipated from adoption of the Housing Element. Any potential impacts related to biological resources, including the removal of trees protected by the Tree Master Plan, would be analyzed in conjunction with the approval of a particular project. Any needed mitigation measures or conditions of approval would be identified at that time.

<u>V. CULTURAL RESOURCES</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) As described in the City's General Plan EIR (pages page 231-232), a records search has been conducted for the City by the Archaeological Information Center. The following records were found:

- One prehistoric archaeological site was recorded in 1950 and described as “an historic Gabrielino village” (site CA-LAN-182),
- One historic archaeological site was recorded in 1979 and consists of the Patricio Ontiveros Adobe and the Hawkins-Nimocks Estate (site CA-LAN-1016H), and
- The National Register of Historic Places lists the Clarke Estate, built as the home of Chauncey and Marie Rankin Clarke in 1919.

The Land Use and Open Space/Conservation Elements of the General Plan contain policies regarding the protection of cultural resources in Santa Fe Springs. In addition, Housing Element Policy 1.4 states to, “Educate property owners on the benefits of home repair and remodeling using design and materials consistent with the historic character of the residence.”

Per the Housing Element, the City intends to meet its RHNA for the 2014-2021 housing cycle with sites already zoned for residential uses. Because the 2014-2021 Housing Element does not involve any zone changes, it would not accommodate any new housing beyond what could

already be accommodated under the adopted Land Use Element and zoning code. Therefore, **no impact** to cultural resources is anticipated from adoption of the Housing Element. The specific environmental effects of future housing development in the City would be evaluated on a case-by-case basis as individual projects are proposed. Any needed mitigation measures or conditions of approval would be identified at that time, including compliance with the CEQA Guidelines and the protection of Native American artifacts outlined in the California Health and Safety Code.

<u>VI. GEOLOGY AND SOILS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-e) As discussed in the 2014-2021 Housing Element, Santa Fe Springs is located within an area of high seismic activity. Strong ground shaking can be expected during major (6.0+) earthquakes along the San Andreas, Whittier, Norwalk and Newport-Inglewood faults. The closest Type A fault to the City is the Cucamonga Fault, located approximately 20 miles away, and the closest Type B fault is the Elsinore-Whittier Fault, located approximately four miles away. However, the City does not contain a State designated Alquist-Priolo Earthquake Fault Zone. The potential for strong ground shaking is addressed through building design consistent with the Uniform Building Code (ICBO 2008), and is addressed in the City's Safety Element.

Santa Fe Springs is not subject to major slope erosion or landslides; however, developments contemplated in area of previous high water level should be designed to address the potential loss of soil strength under moist conditions. Also, as the City contains areas with potential risk for liquefaction, subsidence should be considered in the City’s planning.

Santa Fe Springs’ General Plan Safety Element identifies geologic and seismic hazards present in the City and contains specific goals and policies to mitigate these hazards. In addition, the General Plan EIR includes mitigation measures to further enhance protection against geological and soils related hazards.

The 2014-2021 Housing Element states that the City plans to meet its RHNA for the 2014-2021 housing cycle with sites already zoned for residential uses. Because the Element does not involve any land use designation or zone changes, it would not accommodate any new housing beyond what could already be developed under the adopted Land Use Element and Zoning Code. Therefore, **no impact** related to geologic hazards is anticipated from adoption of the Housing Element.

The specific environmental effects of future residential development would be evaluated on a case-by-case basis as individual projects are proposed. Any potential impacts related to geologic hazards would be analyzed under CEQA in conjunction with the approval of a particular project. Any site-specific mitigation measures or conditions of approval would be identified at that time. All development would comply with the requirements of the Safety Element, General Plan EIR, and Los Angeles County Building Code.

<u>VII. GREENHOUSE GAS EMISSIONS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Construction and operation of individual housing developments would generate greenhouse gas (GHG) emissions through the burning of fossil fuels or other emissions of GHGs, thus potentially contributing to cumulative impacts related to global climate change. The following summarizes global climate change, GHG emissions, and the regulatory framework related to climate change.

Pursuant to the requirements of SB 97, the Resources Agency has adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted CEQA Guidelines provide general regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, but contain no suggested thresholds of significance for GHG emissions. Instead, they give lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts. The South Coast Air Quality Management District (SCAQMD) has adopted

quantitative significance thresholds for GHGs. The SCAQMD threshold, which was adopted in December 2008, considers emissions of over 10,000 metric tons CO<sub>2</sub>E/year to be significant. However, the SCAQMD's threshold applies only to stationary sources and is expressly intended to apply only when the SCAQMD is the CEQA lead agency. SCAQMD's currently recommended threshold for all land use types is 3,000 metric tons of CO<sub>2</sub>E per year (SCAQMD, 2010).

Future residential development under the 2014-2021 Housing Element would generate temporary GHG emissions during construction and long-term emissions due to increased vehicle trips and energy consumption. However, the Element does not include any land use designation or zone changes; therefore, it would not accommodate any new housing beyond what could already be developed under the adopted Land Use Element and Zoning Code. As such, adoption and implementation of the Housing Element would have **no impact** with respect to GHG emissions.

- b) The City of Santa Fe Springs has not adopted a climate action plan that would apply to future housing development. However, Senate Bill 375, signed in August 2008, requires the inclusion of Sustainable Communities Strategies (SCS) in Regional Transportation Plans (RTPs) for the purpose of reducing GHG emissions. SCAG adopted the 2012-2035 SCS in April 2012. SCAG's SCS includes a commitment to reduce emissions from transportation sources by promoting compact and infill development in order to comply with SB 375. A goal of the SCS is to "promote the development of better places to live and work through measures that encourage more compact development, varied housing options, bike and pedestrian improvements, and efficient transportation infrastructure." Potential development under the 2014-2021 Housing Element would be infill development, and would also be located within walking distance to public transportation, commercial and recreation activities in Santa Fe Springs. All of the potential housing sites shown on Figure 2 are within walking distance of various commercial and recreational opportunities, and are also proximate to various public transit lines. Therefore, the 2014-2021 Housing Element would be consistent with the SCS. The Housing Element also includes various policies related to energy conservation (see page 4-15). Implementation of these policies on new housing developments would minimize energy demand and associated GHG emissions. **No impact** would occur with respect to consistency with adopted GHG plans, policies, and regulations.

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS –</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS –</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a – d) The Safety Element of the Santa Fe Springs General Plan includes the following information about hazards and hazardous materials in the City:

- Much of the City's land is zoned for business and industrial uses. A substantial proportion of the industrial uses are heavy manufacturing, petroleum-based, and hazardous material generator/user industries. (page 1)
- The City has a number of known underground hazardous liquid pipelines. Typically, these pipelines are high pressure (300 to 600 psi) and contain either refined or unrefined petroleum product or natural gas. (page 35)
- City Code Section 9.4 prohibits the construction of new above-ground storage tanks. However, within the City there are numerous existing aboveground tanks storing flammable or combustible liquids. (page 38)
- The City lies at the convergence of two major transportation routes, Interstates 5 and 605, and is within one mile of the eastern terminus of Interstate 105. It is traversed by major Union Pacific and Santa Fe rail corridors, including both cargo and passenger transportation. Maps 7D and 7E in the Safety Element designate the approved transportation routes for hazardous materials within the City and major railroad lines.
- The City's history of oil field and chemical production industry has resulted in a number of contaminated properties. Soil contamination is a major factor in the development of most remaining undeveloped land within the City. (page 52)

The General Plan EIR also addresses many areas related to hazardous materials, including health risks to sensitive receptors. The General Plan EIR includes mitigation measures beyond

the General Plan policies related to the use and transport of hazardous materials. These include measures for urban development over oil and gas fields.

The Santa Fe Springs Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. While residential uses do not typically involve the transport, use, or disposal of hazardous materials, given the heavy industrial nature of portions of the City, remediation of soil contamination must take place in some instances to accommodate residential development.

As discussed in the 2014-2021 Housing Element, the presence of hazardous materials utilized in many of the City's industrial operations creates potential health risks as historically industrial areas of the City are opened up to residential development. The clean-up of the prior 54-acre Townlots Oilfield provides an example of the level of remediation involved in rendering a large-scale industrial site environmentally suitable for residential development. For the Townlots (The Villages at Heritage Springs) project, the local Certified Unified Program Agency (CUPA) at the City's Fire Department and Planning and Building Departments worked in conjunction with the Regional Water Quality Control Board throughout the process to ensure that proper site closure activities were implemented to reduce potential exposure to hazardous chemicals from residual chemicals in the soil and groundwater. Site mitigation and closure requirements were identified based on the Cal EPA Department of Toxic Substances Control (DTSC) Preliminary Endangerment Assessment (PEA) Guidance. A human health risk assessment was then prepared for the property and reviewed by Cal EPA, and resulted in a determination that the project site would not present a human health hazard after remediation was complete.

The 2014-2021 Housing Element includes policies that address health and safety issues for existing residential uses (please refer to policies 1.2 and 4.4).

Per the Housing Element, the City plans to meet its RHNA for the 2014-2021 housing cycle with sites already designated/zoned for residential uses. Because the 2014-2021 Housing Element does not involve any land use designation or zone changes, it would not accommodate any new housing beyond what could already be developed under the adopted Land Use Element and Zoning Code. Therefore, **no impact** to hazards/hazardous materials is anticipated from adoption and implementation of the Housing Element.

All future residential development facilitated by the Housing Element would be analyzed under CEQA in conjunction with the approval of a particular project. Any needed mitigation measures or conditions of approval, including compliance with Federal, State, and local regulations concerning hazardous materials and/or waste, would be identified at that time.

- e) The major airports nearest to Santa Fe Springs are Long Beach Airport, located about 12 miles to the southwest, and Los Angeles International Airport (LAX), located about 22 miles to the west. No portion of Santa Fe Springs is within a safety zone for either airport; therefore, **no impact** is anticipated from adoption of the Housing Element.
- f) No private airstrips are located within Santa Fe Springs. Therefore, **no impact** is anticipated from adoption of the Housing Element.

- g) The City has the following emergency plans, which are described in the General Plan Safety Element - Emergency Preparedness Master Plan, Multi-Functional Plan, and Emergency Operations and Procedures Plan. In addition, the City has a hazardous materials management program and associated response system.

Because the City plans to meet its residential growth needs with sites already zoned for residential uses, the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be accommodated under the adopted Land Use Element and zoning code. Therefore, adoption and implementation of the Housing Element would have **no impact** with respect to emergency response/evacuation.

- h) Santa Fe Springs is predominately built-out and is surrounded by urbanized areas. As a result, there is minimal to no risk for significant brush wildfires within the City (General Plan Safety Element, page 35). **No impact** would occur with respect to wildland fires.

<u>IX. HYDROLOGY AND WATER QUALITY</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in temporary modifications to existing drainage patterns that may increase the flow rate of stormwater, violate water quality discharge requirements, or result in substantial erosion on or off-site due to construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>IX. HYDROLOGY AND WATER QUALITY</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-k) The Santa Fe Springs General Plan EIR contains the following information, updated to reflect current conditions, regarding hydrology/water quality (EIR Sections 4.5 and 4.7.7):

- Groundwater is a source of water for the City.
- The San Gabriel River, once a source of irrigation for Santa Fe Springs, runs parallel to the City's western boundary along the San Gabriel Freeway. It serves as a flood control channel and is maintained by the Los Angeles County Flood Control District. Coyote Creek, used for drainage and flood control, runs along the eastern City border.
- The Los Angeles County Department of Public Works Flood Control District constructs and maintains regional storm drains in the area while the City constructs and maintains local storm drains. The City has a Storm Drain Master Plan.
- The City is located 5 miles southeast of the Whittier Narrows Dam. In the unlikely event of a dam failure, the area of inundation would be bounded by Norwalk Boulevard to the east and would impact virtually the entire residential area of the City.
- Development has the potential to degrade water quality, both with short-term construction activities and the introduction of nonpoint sources of pollution. Developments greater than one acre in size must comply with a National Pollution Discharge Elimination System (NPDES) permit.
- The General Plan EIR includes a map that delineates the 100- and 500-year flood areas in the City. Construction is prohibited in these areas unless the flood hazards have been mitigated. The City has also adopted a Flood Damage Prevention ordinance.

Given the City's inland location, the risk of a seiche or tsunami is low. The risk of mudslides is minimal given the lack of steeply sloped terrain in the City (General Plan Safety Element, page 8).

Santa Fe Springs has adopted several strategies to address hydrology and water quality issues. In addition to the Storm Drain Master Plan, NPDES requirements, and Flood Damage Prevention Ordinance mentioned above, City Code Section 150.009 requires proposed developments that need either a building permit or grading plan approval to prepare a drainage plan or a drainage element. This drainage plan or element must be approved by the City Engineer prior to the issuance of any building permit or prior to the approval of any grading plan (please refer to discussion in the Housing Element, page 3-15).



The Santa Fe Springs Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. No physical development is proposed at this time. Because the City plans to meet its residential growth needs with sites already designated/zoned for residential uses, the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted Land Use Element and Zoning Code. Therefore, adoption and implementation of the Housing Element would have **no impact** with respect to hydrology or water quality. All future residential development would be subject to the drainage and water quality regulations described above, which would ensure compliance with federal, state, and local standards.

Any potential impacts related to water quality or drainage systems would be analyzed under CEQA in conjunction with the approval of a particular project. Any needed mitigation measures or conditions of approval would be identified at that time, including compliance with the policies and programs mentioned above. Therefore, no impact on hydrology and water quality is anticipated from adoption of the Housing Element.

<u>X. LAND USE AND PLANNING</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) The 2014-2021 Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of Santa Fe Springs. In order to meet the RHNA, Santa Fe Springs has identified sites already designated/zoned for residential uses. Policy 1.1 in the Element calls for the City to “Preserve the character, scale and quality of established residential neighborhoods”. In addition, Policy 4.1 states that the City would, “Ensure that in-fill development is compatible in character and design with existing residential neighborhoods.” Based on these facts, **no impact** related to physical division of an established community is anticipated. Any potential impacts associated with specific future developments would be analyzed under CEQA in conjunction with the approval of a particular project.
- b) According to Table 2-12 in the Draft Housing Element, there were 4,976 dwelling units in Santa Fe Springs in 2010 (US Census) and 5,115 units in 2013 (California Department of Finance). As described in the Element, Santa Fe Springs has experienced a 3 percent increase in dwelling units since 2010, exceeding the average one percent growth rate of the surrounding communities (page 2-17).

In order to help meet Santa Fe Springs’ RHNA of 324 units for the 2014-2021 planning period, the 2014-2021 Housing Element would facilitate development on sites already designated/zoned for residential uses. Because no rezoning would be needed to meet the City’s

residential growth needs, adoption and implementation of the 2014-2021 Housing Element would have **no impact** with respect to consistency with adopted land use plans and policies. The potential environmental impacts associated with the individual developments on residentially zoned sites would be evaluated under separate CEQA review and any appropriate project-specific mitigation measures would be identified as part of that review.

- c) Santa Fe Springs is not a part of an adopted Habitat Conservation Plan or Natural Community Conservation Plan. **No impact** is anticipated from adoption of the Housing Element.

<u>XI. MINERAL RESOURCES</u> -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) The General Plan Land Use map does not include any areas designated for mineral resource extraction. The City's land use policies and zoning designations have served to protect both residential areas and the industrial areas with oil and gas fields and production facilities. To meet the RHNA for the 2014-2021 planning period, the Housing Element has identified sites for residential development on sites that are all currently designated/zoned for residential development. Therefore, adoption and implementation of the Housing Element would have **no impact** on mineral resources.

<u>XII. NOISE</u> – Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity due to construction activities above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporat ion	Less Than Significant Impact	No Impact
<u>XII. NOISE</u> – Would the project result in:				
expose people residing or working in the project area to excessive noise levels?				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-d) Major sources of noise in Santa Fe Springs include freeways (Interstates 5 and 605), railroads (Southern Pacific and Santa Fe rail corridors), major and minor arterial roadways (Telegraph Road, Florence Avenue, Carmenita Road, Imperial Highway, Norwalk Boulevard, and Pioneer Boulevard), and industrial facilities.

The City’s General Plan Noise Element and Noise Ordinance set noise standards for Santa Fe Springs, including community noise standards for land use compatibility, construction noise standards and both exterior and interior operational noise standards for residential uses. In addition, Housing Element Policy 4.2 calls for the City to “Protect residential neighborhoods from excessive noise, through traffic, and incompatible land uses”.

The City plans to meet its residential growth needs with sites already designated/zoned for residential uses and no rezoning of land is needed to meet the City’s needs. Consequently, the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. As such, adoption and implementation of the Housing Element would have **no impact** with respect to noise generation or exposure.

The Housing Element is a policy document and any future proposal for residential development facilitated by the Element would be analyzed separately under CEQA as part of project-specific environmental review. Site-specific noise conditions would be assessed at that time and any needed mitigation measures or conditions of approval, including compliance with the General Plan Noise Element and the City’s Noise Ordinance, would be identified.

- e) The major airports nearest to Santa Fe Springs are Long Beach Airport, located about 12 miles to the southwest, and Los Angeles International Airport (LAX), located about 22 miles to the west. No portion of Santa Fe Springs is within a noise impact zone for either airport; therefore, **no impact** is anticipated from adoption or implementation of the Housing Element.
- f) No private airstrips are located within Santa Fe Springs. Therefore, **no impact** is anticipated from adoption or implementation of the Housing Element.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<u>XIII. POPULATION AND HOUSING</u> – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>XIII. POPULATION AND HOUSING</u> – Would the project: businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) The City’s RHNA for the 2014-2021 planning period is 324 residential units. Santa Fe Springs plans to accommodate residential development on sites currently designated/zoned for residential development. The 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. Therefore, adoption and implementation of the Housing Element would not generate population growth in the City beyond what is already forecast to occur. The project would have a **less than significant** impact with respect to population growth.

The Housing Element includes a number of policies to ensure that population growth in the City occurs in an orderly manner, is consistent with the character of existing residential neighborhoods and is coordinated with the provision of utilities and public services (please refer to policies 1.1, 2.3, 4.1, 4.3, 4.4)

The Housing Element is a policy document and does not include any specific development proposal. The project-specific environmental impacts associated with future residential projects would be evaluated under separate CEQA review. Any needed project-specific mitigation measures or conditions of approval would be identified at that time.

- b-c) As described in the Housing Element, Santa Fe Springs plans to fulfill its RHNA allocation through a combination of already entitled projects and new development on vacant residential sites (see Table 1 on page 3). Therefore, no people or housing would be displaced as a result of adoption of the Housing Element. **No impact** would occur.

<u>XIV. PUBLIC SERVICES</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>XIV. PUBLIC SERVICES</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Santa Fe Springs is served by the City's Fire Department, Department of Police Services (staffed by Santa Fe Springs personnel and the City of Whittier Police Department), Little Lake City School District (serving grades K-8), Whittier Union High School District, and the City's Recreation Services Division.

The City's General Plan has a number of goals and policies regarding public services (please refer to the Safety and Open Space/Conservation Elements). In addition, Housing Element Policy 4.3 calls for the City to "Accommodate new residential development, which is coordinated with the provision of infrastructure and public services, and ensure that facilities and services are provided at a level which contributes to the maintenance of neighborhood quality".

The City's RHNA for the 2014-2021 planning period is 324 residential units. Santa Fe Springs plans to accommodate this new development on sites currently designated/zoned for residential development. Therefore, no redesignation or rezoning of land is needed to meet the City's needs and the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. In addition, all housing sites shown on Figure 2 are within existing service areas for police and fire protection and schools. Therefore, adoption and implementation of the Housing Element would have **no impact** with respect to these public facilities.

<u>XV. RECREATION</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) As described in the Open Space/Conservation Element of the Santa Fe Springs General Plan, the City has made the formation and preservation of parks and open space a priority (page 3).

The Element also lists the schools, parks, and recreation facilities developed within the City limits (pages 4-5). Many policies in this Element call for the protection of existing and promotion of new recreational facilities within the City. In addition, the 2014-2021 Housing Element includes Policy 4.3, which calls for the City to “Accommodate new residential development, which is coordinated with the provision of infrastructure and public services, and ensure that facilities and services are provided at a level which contributes to the maintenance of neighborhood quality”.

Santa Fe Springs plans to accommodate new residential needs on sites currently designated/zoned for residential development. Therefore, no redesignation or rezoning of land is needed to meet the City’s housing needs and the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. None of the housing sites shown on Figure 2 would directly affect any parks or other recreational facilities. Therefore, **no impact** would occur.

Any proposal for residential development discussed in the Housing Element would be analyzed separately under CEQA as part of project-specific environmental review. The impacts on existing parks/recreational facilities or impacts from new or expanded facilities would be assessed at that time. Any needed mitigation measures or conditions of approval would be identified, including compliance with General Plan policies.

<u>XVI. TRANSPORTATION/TRAFFIC</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a- h) Santa Fe Springs' circulation system includes freeways (Interstates 5 and 605), major and minor arterial roadways, public bus routes (service is provided by the Rapid Transit District), bikeways, and three railroad lines (two Southern Pacific Corridors and one Santa Fe Rail Corridor). The General Plan Circulation Element includes policies that address local and regional transportation, transportation system/demand management, truck circulation, public transportation, trail systems, parking, and level of service.

In addition, Policies 4.3 and 4.4 in the Housing Element call for residential development to be coordinated with the provision of infrastructure and adequate circulation system requirements.

As described in the Housing Element, much of the City's infrastructure is aging and may require improvements or replacement over time. While the City does not have a standard traffic mitigation fee, to the extent that a project's traffic study identifies needed off-site traffic and intersection improvements, project applicants are required to pay mitigation fees to pay for the development's fair share of the improvements.

The City's RHNA for the 2014-2021 planning period is 324 residential units. Santa Fe Springs plans to accommodate residential development on sites currently designated for residential development. Consequently, no redesignation or rezoning of land is needed to meet the City's needs and the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. Therefore, adoption and implementation of the Housing Element would have **no impact** with respect to transportation.

Potential impacts associated with individual development projects would be analyzed under CEQA as part of a project-level environmental review. Any needed mitigation measures or conditions of approval, including payment of applicable mitigation fees described above, would be identified during the individual project or plan.

<u><b>XVII. UTILITIES AND SERVICE SYSTEMS</b></u> – Would the project:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>XVII. UTILITIES AND SERVICE SYSTEMS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-g Information about the City's storm water drainage facilities can be found in Section IX, Hydrology and Water Quality

Wastewater lines within the boundaries of Santa Fe Springs are owned by the City and the Los Angeles County Sanitation Districts (LACSD), but maintained by the Los Angeles County Department of Public Consolidated Sewer Maintenance District (LACSMD). The City is within LACSD District 18, which provides primary, secondary, and tertiary treatment (LACSD, 2013).

Water supplied by the City of Santa Fe Springs comes from two sources: groundwater and surface water. The City of Santa Fe Springs pumps groundwater from its local well and disinfects this water with chlorine before distributing it to customers. In 2012 the City purchased additional treated and disinfected water from the Central Basin Municipal Water District's groundwater treatment facility in Whittier Narrows. The City also uses Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water from both the Colorado River and the State Water Project in northern California (all from City of Santa Fe Springs, 2012).

Solid waste generated in Santa Fe Springs was formerly sent to the Puente Hills Landfill. However, that facility closed in October 2013. Although waste will no longer be accepted at this landfill, other Los Angeles County Sanitation Districts (LACSD) facilities, such as the Puente Hills Materials Recovery Facility, Downey Area Recycling and Transfer Facility, South Gate Transfer Station, Commerce Refuse-to-Energy Facility, Southeast Resource and Recovery Facility, and El Sabronte Landfill, will be open and available to meet the waste management needs of businesses and the community in the region (Los Angeles County Sanitation Districts, 2013). Eventually, the LACSD plans to ship solid waste by rail car to an abandoned gold mine in Imperial County known as the Mesquite Canyon Landfill. Until then, trash will be separated from recyclables at LACSD material recovery facilities and residual waste will be buried at out-of-county landfills.

As a completely urbanized community, Santa Fe Springs already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines and storm drains. However, much of the City's infrastructure is aging and may require improvements or replacement over time.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income



households. Pursuant to these statutes, upon adoption of its Housing Element, Santa Fe Springs will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation. In addition, policies 4.3 and 4.4 in the Housing Element call for residential development to be coordinated with the provision of infrastructure and adequate service system requirements.

The Santa Fe Springs Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. No physical development is proposed at this time. The City plans to accommodate residential development on sites currently designated for residential development; therefore, no redesignation or rezoning of land is needed to meet the City's needs and the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. In addition, all potential housing sites identified on Figure 2 are within areas already served by water, sewer, storm drain, and solid waste infrastructure. Therefore, adoption and implementation of the Housing Element would have **no impact** with respect to utilities and service systems.

The specific environmental effects to utility and service systems from individual future residential developments would be evaluated under separate project-level CEQA review as individual project proposals or plans are submitted. Any needed site-specific mitigation measures or conditions of approval would be identified at that time.

<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-c As described throughout this document, the Housing Element is one of the elements of the City's General Plan, and must be updated pursuant to California Government Code Section 65588 for the 2014-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs.

The City's RHNA for the 2014-2021 planning period is 324 residential units. The Element illustrates that Santa Fe Springs plans to accommodate residential development on sites currently designated/zoned for residential development.

The Housing Element does not include any physical development. Rather, it is a policy document that includes goals, policies and programs. All site-specific environmental effects of future individual residential developments would be evaluated as individual project proposals or plans are submitted to the City for consideration, pursuant to CEQA. Therefore, adoption of the Housing Element would not degrade the quality of the environment, result in cumulatively considerable impacts, or cause substantial adverse effects on human beings. **No impact** would occur.

# City of Santa Fe Springs 2014-2021 Housing Element

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**Materials listed in this bibliography are available for review at the City of Santa Fe Springs Planning and Development Department.**

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5. Los Angeles County Sanitation Districts website, <http://www.lacsd.org>, 2013.