

# City of Santa Fe Springs Scoping Meeting



2040 General Plan Update and Targeted Zoning Code Amendment  
June 9, 2021

# Meeting Agenda

1. Scoping Meeting Purpose
2. Project Overview
3. Purpose of CEQA
4. Scoping Meeting Comments

# SCOPING MEETING PURPOSE



2040 General Plan Update and Targeted Zoning Code Amendment  
June 9, 2021

# Scoping Meeting Purpose

## Purpose

- Provide a description of the proposed project
- Solicit comments to refine and potentially expand the “scope” of the Environmental Impact Report (EIR)

## Scope of Environmental Analysis

- Response to Notice of Preparation (NOP) from responsible agencies
- Input from the community (including comments during this scoping meeting)

# PROJECT OVERVIEW



2040 General Plan Update and Targeted Zoning Code Amendment  
June 9, 2021

# Project Overview



## **Comprehensive General Plan Update**

- Overhaul of all current elements
- New Environmental Justice Element
- New Economic Development Element
- 2021-2029 Housing Element (6<sup>th</sup> Cycle) to Meet Regional Housing Needs Assessment (RHNA)
- Four Sites to Accommodate Housing

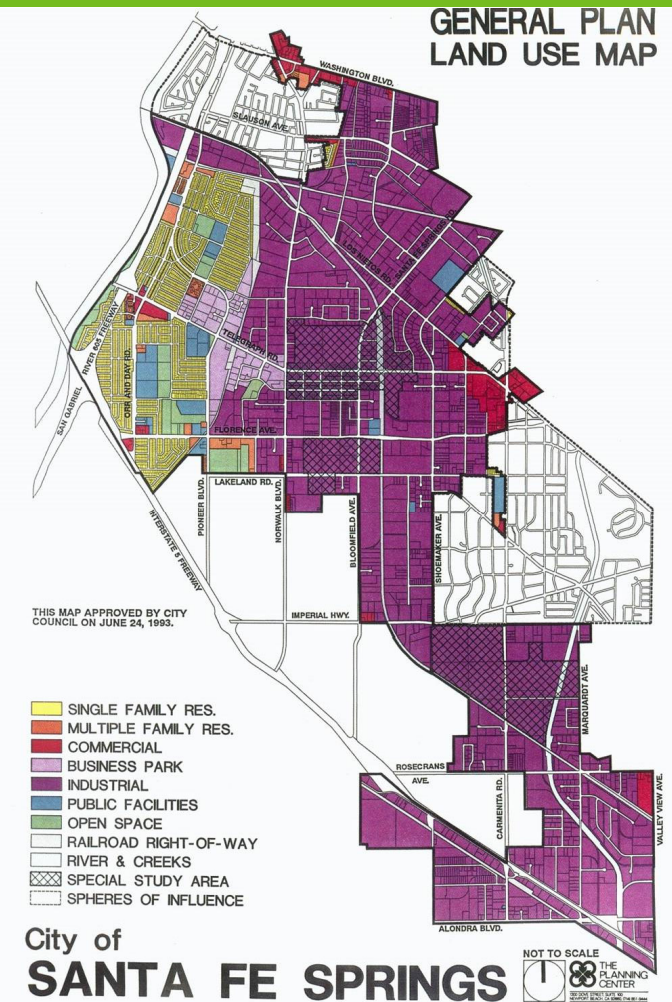
## **Focus Zoning Code Amendment**

# A General Plan....

- **Belongs to the community** and reflects local vision and values
- **Long-term plan** for maintenance and change
- **A “living” document** that can be adjusted over time
- **Comprehensive**
  - Required elements
  - Defined planning area and/or subareas
  - Planning horizon of 15 to 25 years

# Current General Plan

- Land Use Element - 1993
- Housing Element (2014-2021) - 2014
- Open Space/Conservation Element - 1994
- Safety Element - 1994
- Circulation Element - 1994
- Noise Element - 1994



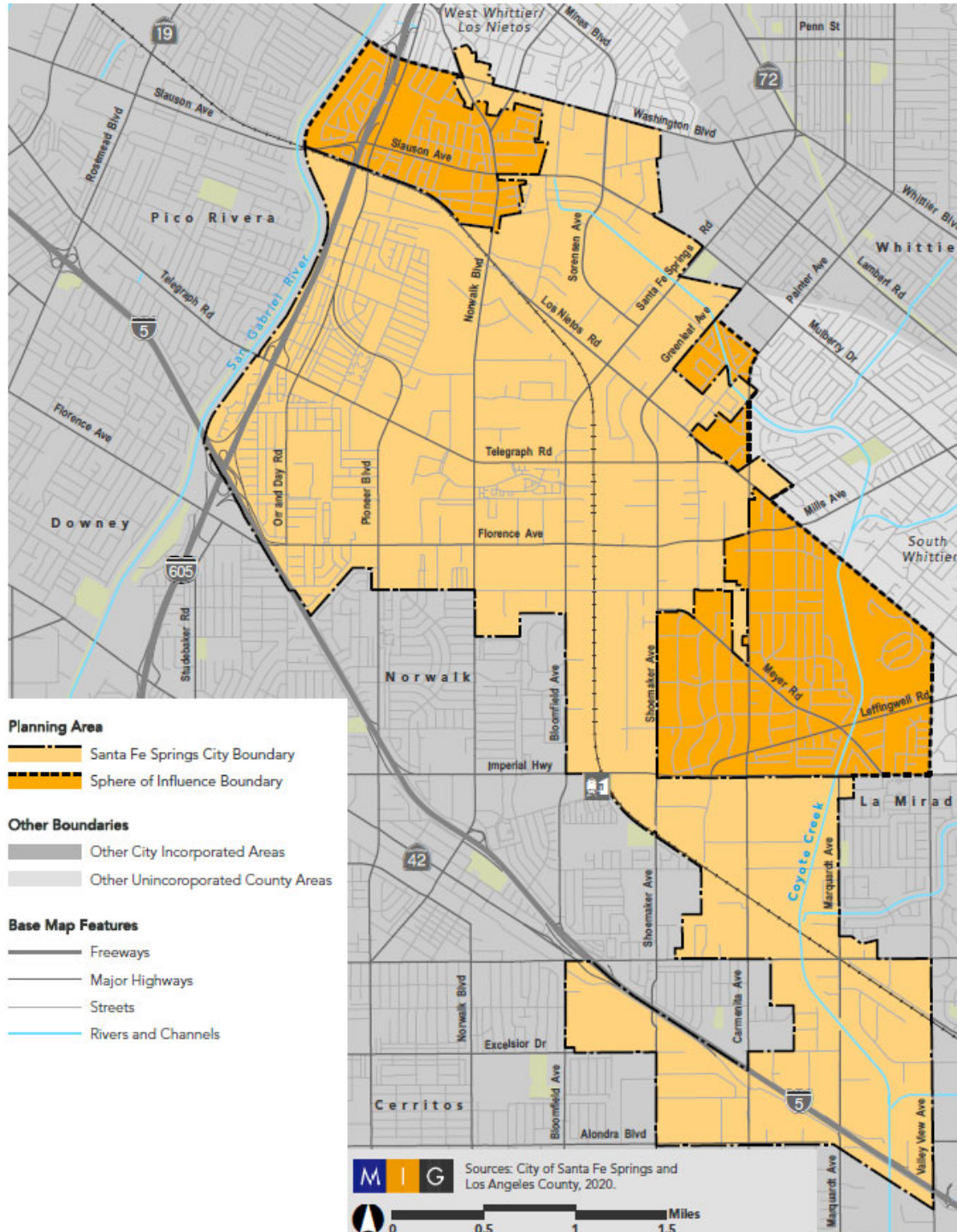


# Draft General Plan

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

# Planning Area

- Incorporated City Boundary
- Sphere of Influence (County of Los Angeles)
  - West Whittier/Los Nietos
  - South Whittier



# Draft Vision and Principles

- Healthy and Safe Neighborhoods
- Economic Strength and Local Businesses
- Diversified Economy
- Downtown
- Active and Diverse Transportation



RE-IMAGINE  
Santa Fe Springs 2040 General Plan  
VISION



2040 GENERAL PLAN



**Santa Fe Springs:** A strong, diverse, and balanced community where our businesses thrive, neighborhoods offer many housing choices, and residents enjoy ready access to parks, transit, local-serving shops, restaurants, and entertainment destinations.

Our well-maintained neighborhoods, distinguished schools, commitment to public safety, and outstanding community services create an exceptional quality of life.

Our families live in Santa Fe Springs for many generations, choosing to raise children in a community that respects and responds to cultural values.

With a strong industrial sector as an economic foundation, we remain committed to providing a welcoming environment for businesses that contribute to the local tax base, offer well-paying jobs for skilled labor, and responsibly manage their environmental impacts locally and regionally.

As an active, participatory community, we engage in local government, participate in community events, and celebrate family-oriented activities and social gatherings within vibrant public spaces.

Our community is respectful and inclusive. Our governance values are to be accountable and transparent, while our leaders make decisions on behalf of the community with integrity, impartiality, and honesty.

**Santa Fe Springs:** An unparalleled place to enjoy life and to flourish as a community.



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# Draft Vision and Principles

- Environmental Justice and Community Safety
- Clean and Sustainable Environment
- Equitable and Inclusionary
- Adaptive and Resilient Community
- Technology



RE-IMAGINE  
Santa Fe Springs 2040 General Plan  
VISION



2040 GENERAL PLAN



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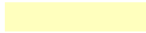











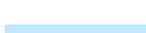

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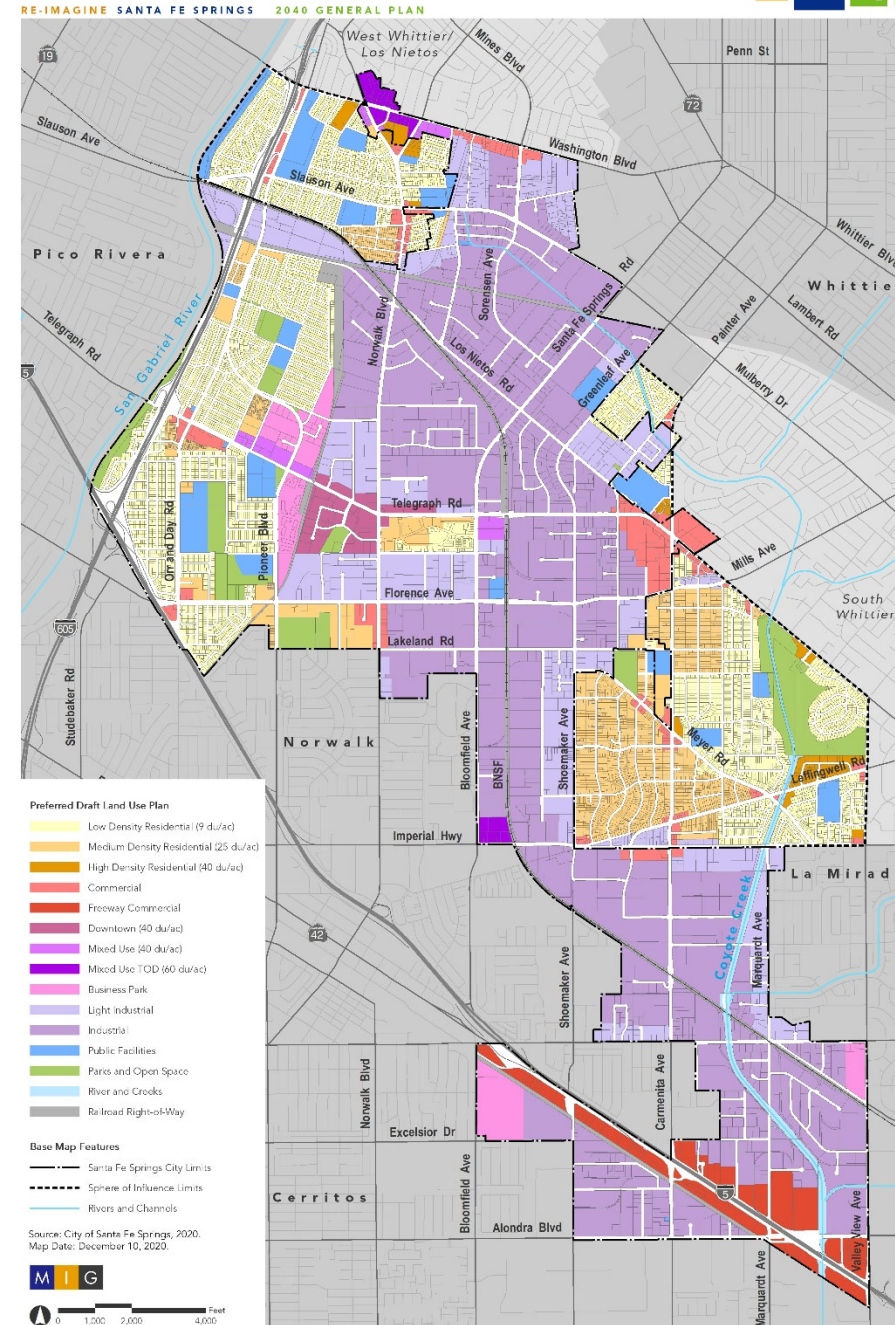
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# Draft Land Use Plan

## Preferred Draft Land Use Plan

-  Low Density Residential (9 du/ac)
-  Medium Density Residential (25 du/ac)
-  High Density Residential (40 du/ac)
-  Commercial
-  Freeway Commercial
-  Downtown (40 du/ac)
-  Mixed Use (40 du/ac)
-  Mixed Use TOD (60 du/ac)
-  Business Park
-  Light Industrial
-  Industrial
-  Public Facilities
-  Parks and Open Space
-  River and Creeks
-  Railroad Right-of-Way

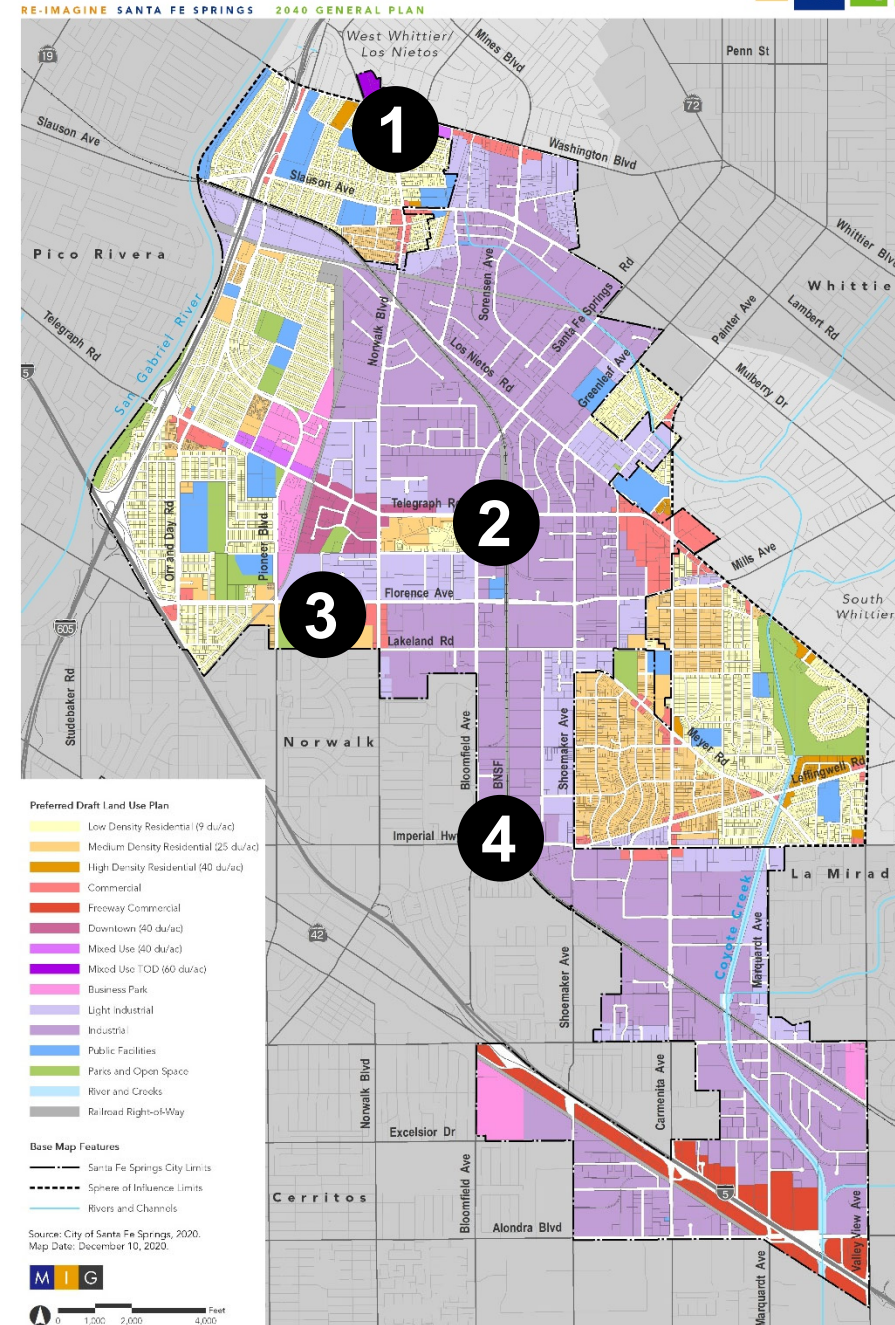
## Draft Land Use Plan



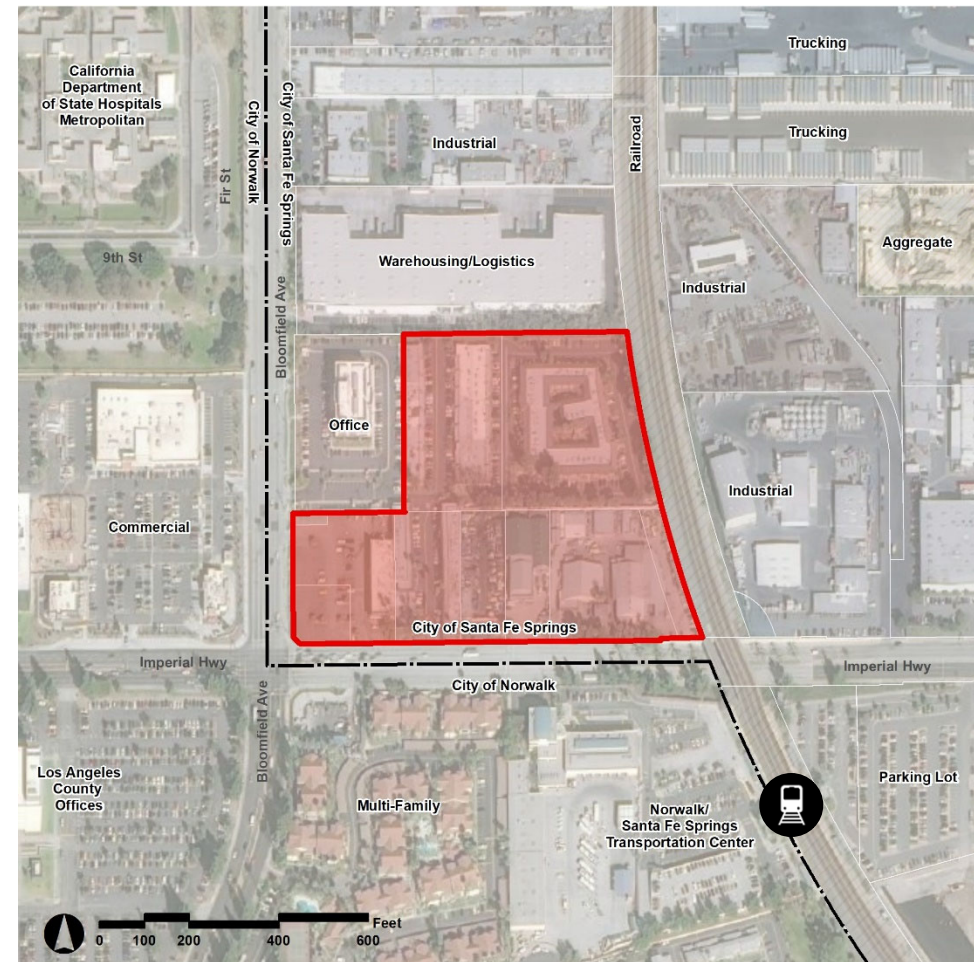
# Four Opportunity Sites

- Washington Boulevard
- MC&C Site
- Koontz Site
- Metrolink Area Site

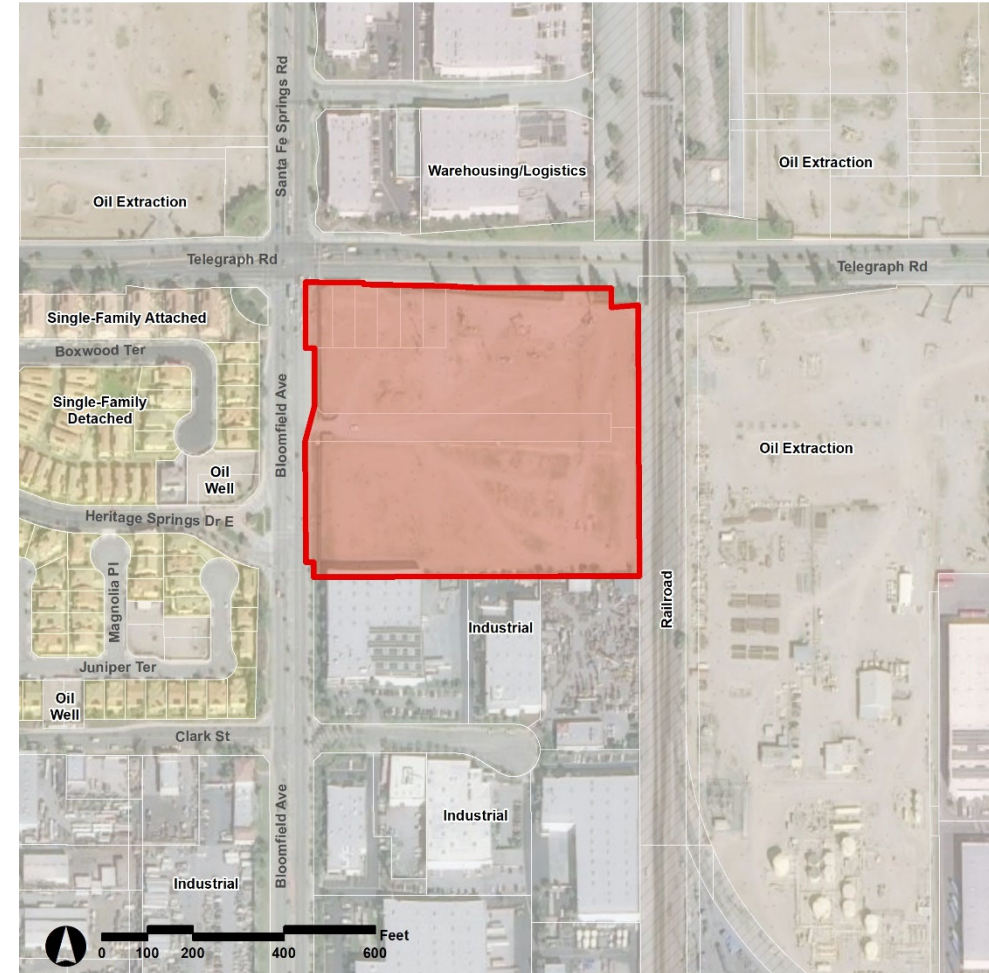
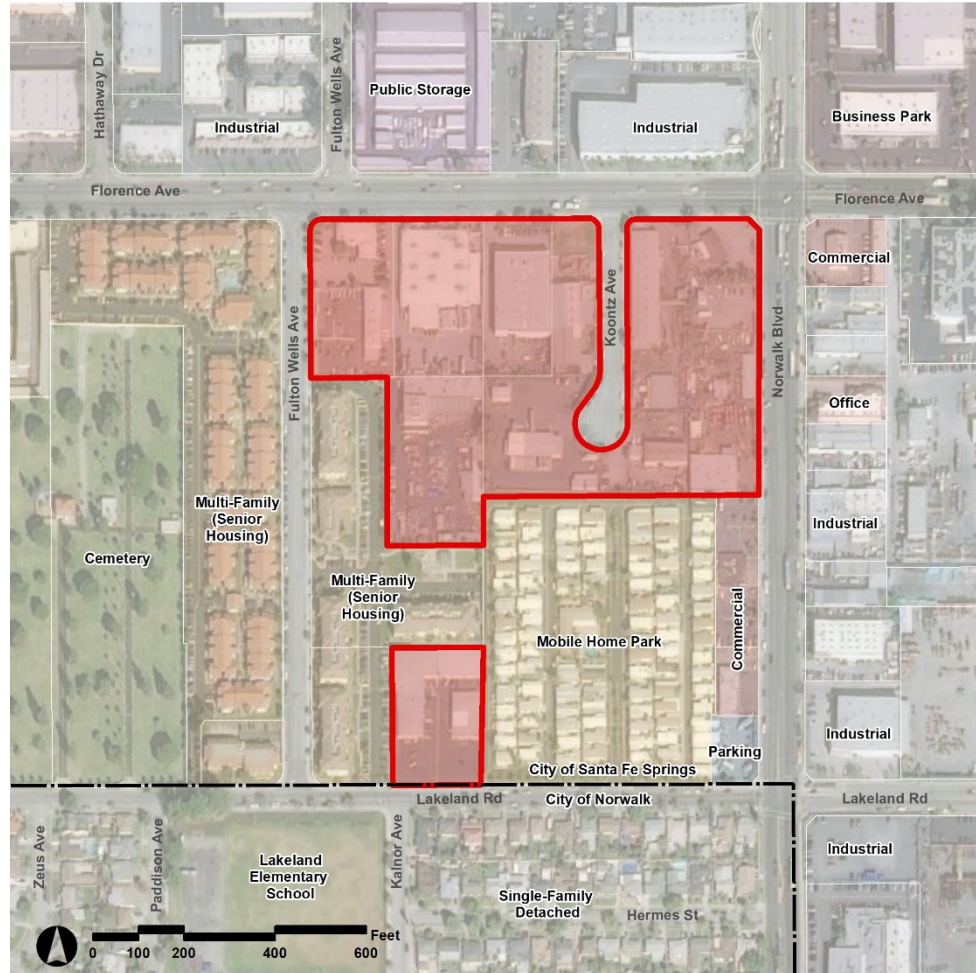
## Draft Land Use Plan



# Four Opportunity Sites



# Four Opportunity Sites





# Buildout

Baseline/Forecast	Existing Conditions (2020)	Future Buildout Conditions (2040)	Change	Percent Increase
Dwelling Units	5,513	9,421	+3,908	+70.9%
Population	18,292	30,351	+12,059	+65.9%
Non-Residential Building Square Feet	76,790,900	78,273,600	+1,482,700	+1.9%
Employees	54,716	59,321	+4,605	+8.4%

# Zoning Amendment

## Zoning Text Amendment

- New Mixed-Use Zones
- New Downtown Zone
- Revisions to reflect Housing Element Update

## Zoning Map Amendment

- Changes to Ensure Consistency Between Zoning Map and General Plan Draft Land Use Plan

# PURPOSE OF CEQA



2040 General Plan Update and Targeted Zoning Code Amendment  
June 9, 2021

# California Environmental Quality Act

- Disclose project impacts to public and decision makers
- Identify ways to avoid or reduce environmental impacts
- Analyze alternatives
- Foster inter-agency coordination and review

# Notice of Preparation

- Includes a **brief description of the project**, its location, and where documents relating to the project can be found
- **Notifies responsible agencies** and other interested parties that a Programmatic Environmental Impact Report (**EIR**) **will be prepared**
- **Solicits input** regarding the scope, focus, and content of the upcoming EIR
- **Distributed and available during a 30-day public review** and comment period

# Draft EIR Topics to be Analyzed

- Aesthetics
- Agriculture/Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire

# Technical Studies

- **Traffic Study Analysis: Vehicle Miles Traveled**
- **Noise and Vibration Technical Study**
- **Greenhouse Gases Technical Study**
- **Air Quality Technical Study**

# Other Draft EIR Elements

- **Cumulative Impacts** (project plus anticipated growth), evaluate individual project contribution to broader impacts
- **Growth-inducing Impacts:** evaluate potential to cause substantial growth
- **Significant Adverse Unavoidable Impacts:** Impacts that cannot be mitigated to a level of non-significance
- **Alternatives to the GPU:** Evaluation of alternatives that can avoid and reduce significant impacts
- **Irreversible Long-term Environmental Changes:** evaluate long-term commitment of resources, such as energy and building materials



# CEQA PROCESS OVERVIEW

- Issue Notice of Preparation (NOP) May 17, 2021
- Scoping Meeting June 9, 2021
- Close 30-day NOP Comment Period June 15, 2021
- Prepare Draft EIR June/July 2021
- Circulate Draft EIR for Public Review August 2021
- Close 45-day Public Review Period End September 2021
- Prepare Response to Comments October 2021
- Public Hearings November/December 2021

# Review and Comment

**Notice of Preparation**  
is being circulated for  
30-days:

**May 17, 2021 to  
June 15, 2021**

Written or email comments can be  
submitted through June 15, 2021 to:

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Santa Fe Springs, California 90670

(562) 868-0511

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# SCOPING MEETING COMMENTS



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