

PUBLIC REVIEW DRAFT

# SANTA FE SPRINGS 2040 GENERAL PLAN



Re-Imagine  
**Santa Fe Springs**

NOVEMBER 2021

2040 GENERAL PLAN

This page left intentionally blank.

PUBLIC REVIEW DRAFT

# SANTA FE SPRINGS 2040 GENERAL PLAN

## City of Santa Fe Springs

11710 East Telegraph Road  
Santa Fe Springs, CA 90670  
[www.santafesprings.org/](http://www.santafesprings.org/)

Public Review Draft: October 2021



# ACKNOWLEDGEMENTS

## CITY OF SANTA FE SPRINGS

### City Council

John M. Mora, Mayor  
Annette Rodriguez, Mayor Pro Tem  
Jay Sarno, Councilmember  
Juanita A. Trujillo, Councilmember  
Joe Angel Zamora, Councilmember

### City Staff

Ray Cruz, City Manager  
Wayne M. Morrell, Director of Planning  
Cuong Nguyen, Assistant Director of Planning  
Laurel Reimer, Planning Consultant (Sagecrest Planning+Environmental)  
Jack Wong, Planning Consultant (JWA Urban Consultants)

## CONSULTING TEAM

### MIG

Laura R. Stetson, AICP, Principal-in-Charge  
Jose M. Rodriguez, Project Manager

### Fehr & Peers, Inc.

#### *Transportation*

Sarah Brandenburg, Principal-in-Charge  
Fatemeh Ranaiefar, Project Manager

### The Natelson Dale Group

#### *Economic Development*

Roger Dale, Principal-in-Charge  
Alan Levenson, Senior Associate

### Planning Commission

Ken Arnold, Chairperson  
Gabriel Jimenez, Vice Chairperson  
Francis Carbajal, Commissioner  
Johnny Hernandez, Commissioner  
William K. Rounds, Commissioner

### General Plan Advisory Group

Ralph Aranda  
Ken Arnold  
Andrew Bojorquez  
Craig Campbell  
Amy Catt  
Kelly Collazo  
Kathie Fink  
Mike Foley  
Sally Gaitan  
Steven Hillgren  
Cindy Jarvis  
Rick Landis  
Jeannette Lizarraga  
Maya Mercado-Garcia  
Kharisma Ruiz  
Jasmine Rodrigues  
Jack Sokoloff  
Tom Summerfield  
Lisa Velasquez  
Stephane Wandel



# TABLE OF CONTENTS

## CHAPTER 1: INTRODUCTION

Vision for Santa Fe Springs 2040..... I-1  
 Introduction ..... I-2  
 Guiding Principles ..... I-3  
 Big Ideas..... I-6  
 Big Ideas..... I-6  
 Planning Context..... I-8  
 Using the General Plan..... I-12  
 Public Engagement ..... I-14  
 Key Terms ..... I-15

## CHAPTER 2: LAND USE ELEMENT

Introduction ..... LU-1  
 Planning for a Balanced Community ..... LU-2  
 Land Use Considerations..... LU-4  
 Land Use Plan ..... LU-7  
 Focus Areas and Catalytic Sites..... LU-28  
 Land Use Plan Build Out ..... LU-40  
 Goals and Policies ..... LU-43

## CHAPTER 3: CIRCULATION ELEMENT

Introduction ..... C-1  
 Foundation for Mobility Planning..... C-2  
 Walkable Streets for Pedestrians ..... C-5  
 Pedestrian Plan..... C-10  
 Bicycle Network Plan ..... C-14  
 Encouraging Transit Use ..... C-18  
 Roadway Plan ..... C-23  
 Transportation Management..... C-27  
 Goods Movement ..... C-29  
 Greenhouse Gas Reduction ..... C-32  
 Transportation Technology ..... C-33  
 Foundation for Infrastructure..... C-34  
 Disadvantaged Unincorporated  
 Communities (DUCs) ..... C-40

Transportation Goals and Policies..... C-42  
 Infrastructure Goals and Policies ..... C-50

## CHAPTER 4: 2021-2029 HOUSING ELEMENT

Introduction ..... H-1  
 Housing Needs Assessment..... H-7  
 Constraints ..... H-23  
 Housing Resources ..... H-54  
 Housing Plan ..... H-74  
 2014-2021 Housing Element Program  
 Accomplishments ..... H-87  
 Appendix A: Housing Element  
 Community Contacts..... H-A-1

## CHAPTER 5: ECONOMIC DEVELOPMENT ELEMENT

Introduction ..... ED-1  
 The Context – Planning for a Prosperous  
 and Resilient Local Economy..... ED-2  
 Goals and Policies ..... ED-9

## CHAPTER 6: ENVIRONMENTAL JUSTICE ELEMENT

Introduction ..... EJ-1  
 Environmental Justice Communities ..... EJ-3  
 Environmental Justice Communities  
 Concerns ..... EJ-8  
 Environmental Justice Goals and  
 Policies ..... EJ-24



**CHAPTER 7: CONSERVATION AND OPEN SPACE ELEMENT**

The Framework ..... COS-1

Open Space for Outdoor Recreation -  
Parks and Recreation Services ..... COS-2

Open Space for Natural Resource  
Protection ..... COS-8

Open Space for Managed Production  
of Resources ..... COS-11

Natural Resource Conservation ..... COS-12

Energy Conservation and Air Quality  
Improvements..... COS-13

Goals and Policies ..... COS-15

**APPENDICES**

Appendix A: Existing Conditions  
Background Report ..... A-1

**CHAPTER 8: SAFETY ELEMENT**

The Framework ..... S-1

Planning for a Safe Community -  
The Context..... S-1

Anticipating Adverse Events and  
Conditions ..... S-2

Geologic and Seismic Hazards ..... S-3

Flooding and Dam Inundation Hazards.... S-5

Hazardous Materials ..... S-5

Oil Field Operations and High-Pressure  
Pipe Lines ..... S-5

Climate Change and Resiliency..... S-12

Emergency Preparedness and Emergency  
Services ..... S-14

Crime Prevention..... S-15

Goals and Policies ..... S-15

**CHAPTER 9: NOISE ELEMENT**

Introduction ..... N-1

A Brief Noise Primer ..... N-2

Sources of Community Noise ..... N-6

Conditions to Consider Moving  
Forward ..... N-7

Noise Plan ..... N-7

Noise Element Goals and Policies..... N-9