PUBLIC REVIEW DRAFT

CITY OF SANTA FE SPRINGS

EXISTING CONDITIONS TECHNICAL REPORT

2040 GENERAL PLAN

Re-Imagine Santa Fe Springs

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August 2020

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EXISTING CONDITIONS TECHNICAL REPORT

2040 GENERAL PLAN

August 2020

City of Santa Fe Springs

11710 East Telegraph Road
Santa Fe Springs, CA 90670
www.santafesprings.org/

Prepared by:

MIG

537 South Raymond Avenue
Pasadena, CA 91105
626-744-9872
www.migcom.com

FEHR & PEERS

100 Oceangate, Suite 550
Long Beach, CA 90802
https://www.fehrandpeers.com/

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TABLE OF CONTENTS

FIGURES

TABLES

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CHAPTER 1: INTRODUCTION

EXISTING CONDITIONS TECHNICAL REPORT

Re-Imagine Santa Fe Springs

2040 GENERAL PLAN

CHAPTER 1: INTRODUCTION

EXISTING CONDITIONS TECHNICAL REPORT

INTRODUCTION

The General Plan is a long-range policy document that provides guidance to residents, businesses, and community leaders on topics related to land use, transportation, housing, parks, community services, safety and hazards, equity, and infrastructure, among many others. Santa Fe Springs last updated its General Plan in the early 1990s, over 25 years ago. The General Plan update will address new State laws, integrate modern and forward-thinking planning approaches, and provide strategies to respond to challenges the City faces.

The Existing Conditions Technical Report identifies baseline conditions—a snapshot of Santa Fe Springs in 2020—to inform the General Plan Update process. This report provides a foundation for preliminary policy and implementation recommendations based on the conditions described and discussions between City staff and the General Plan consultant team.

Heritage Springs Business Complex

Miro Apartments at Norwalk Boulevard near Telegraph Road

REPORT ORGANIZATION

This report is organized into six chapters, each covering different topics to provide an overview of the City of Santa Fe Springs in 2020. Each chapter topic area includes a list of key considerations: important, succinct points that define the critical issues that the General Plan will address.

- **Chapter 1: Introduction.** This chapter provides an overview of the Existing Conditions Technical Report.
- **Chapter 2: Community Profile.** This chapter provides a snapshot of demographic and housing characteristics: population, households, special population groups, and employment.
- **Chapter 3: Land Use and Community.** This chapter identifies existing land use patterns, the regulatory land use framework, community and educational facilities, parks and recreation, and cultural resources.
- **Chapter 4: Transportation and Infrastructure.** This chapter focuses on public transit, freight and goods movement, bicycle and pedestrian facilities, and vehicle collision history. The infrastructure component addresses water, wastewater, and stormwater facilities.
- **Chapter 5: Public Safety and Hazards.** This chapter describes emergency services and programs, local hazards (naturally occurring and human caused), and pollution and hazardous materials.
- **Chapter 6: Environmental Justice and Health.** This chapter addresses disadvantaged communities, environmental protection, equity, housing burden, health and well-being, health conditions, and comparative healthy indicators.

WHAT IS A GENERAL PLAN?

Every county and city in California is required by State law to prepare and maintain a planning document called a general plan. A general plan serves as the jurisdiction's "constitution" or "blueprint" for decisions concerning land use, housing, transportation, public safety, resource conservation, and equity. All specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the jurisdiction's general plan.

A general plan has four defining features:

- **General.** A general plan provides general guidance for future land use, transportation, environmental, services, and resource decisions.
- **Comprehensive.** A general plan covers a wide range of social, economic, infrastructure, and natural resource issues. The issues include land use, urban development, housing, transportation, public facilities and services, recreation, agriculture, biological resources, and many other topics.
- **Long Range.** A general plan provides guidance on achieving a long-range vision for a city. To guide decisions, the general plan includes goals, policies, and implementation programs that address both near-term and long-term needs. The Santa Fe Springs General Plan looks to the year 2040 (roughly 20 years in the future).
- **Integrated and Coherent.** The goals, policies, and implementation programs in a general plan present a comprehensive, unified program for development and resource conservation. A general plan uses a consistent set of assumptions and projections to assess future demands for housing, employment, and public services (e.g., infrastructure). A general plan has a coherent set of policies and implementation programs that enables residents to understand the vision of the general plan, and enables landowners, businesses, and industry to be more certain about how they will be implemented.

CITY CONTEXT

Santa Fe Springs is one of the 27 Gateway Cities, a collection of Los Angeles County cities located between the City of Los Angeles and Orange County. The following lists key features of Santa Fe Springs.

- The City's land area is approximatley nine square miles, with nearly 79 percent of the land area devoted to industrial and commercial uses.
- Per the California Department of Finance Demographic Research Unit, the City's 2020 population consists of 18,295 persons and 5,514 housing units. Of the housing units, 63 percent are single-family housing units, 33 percent are multi-family housing units, and two percent are mobile homes.
- According to Esri Community Analyst's Business Summary for Santa Fe Spring, there are 3,741 businesses in the City, employing approximately 48,871 employees. Nearly 30 percent of the employees are in manufacturing-related business.
- The City manages 80.3 acres of parkland across 15 park and recreation facilities, including the Clark Estate, the Santa Fe Springs Aquatics Center, and the Santa Fe Springs Community Garden.
- The City and surrounding Los Angeles County areas consist of four school districts operating 13 schools, which enrolled nearly 9,000 students during the 2019/20 school year.

Heritage Park's Tankhouse Windmill building

Regional Location

Santa Fe Springs is located in southeast Los Angeles County (see Figure 1-1), along the Interstate 5 corridor. The City is bordered by the cities of Downey, Pico Rivera, Whittier, La Mirada, Cerritos, and Norwalk. Adjacent unincorporated areas within the jurisdiction of Los Angeles County include Los Nietos, West Whittier, and South Whittier. Santa Fe Springs is strategically located with access to major transportation corridors, including the Interstate 605 (I-605) and Interstate 5 (I-5) freeways. Santa Fe Springs is 14 miles south of downtown Los Angeles and 32 miles north of downtown Santa Ana in Orange County via the I-5 freeway. Santa Fe Springs is also traversed by the Union Pacific and BNSF Railway rail corridors.

Planning Area

The General Plan planning area encompasses all properties within the incorporated City limits, as well as unincorporated properties within the City's sphere of influence (Figure 1-2). State law defines a sphere of influence as the probable physical boundary and service area of a local agency, as determined by the Local Agency Formation Commission (Cal. Gov't. Code §56076). Planning for the sphere of influence is important because development outside of the Santa Fe Springs city limits has the potential to affect neighborhoods and business districts within the City. This is especially true for the adjacent unincorporated areas of Los Nietos, West Whittier, and South Whittier. Many residents and businesses in these areas have Whittier addresses but may define themselves as part of the Santa Fe Springs community.

Figure 1-1: Regional Location

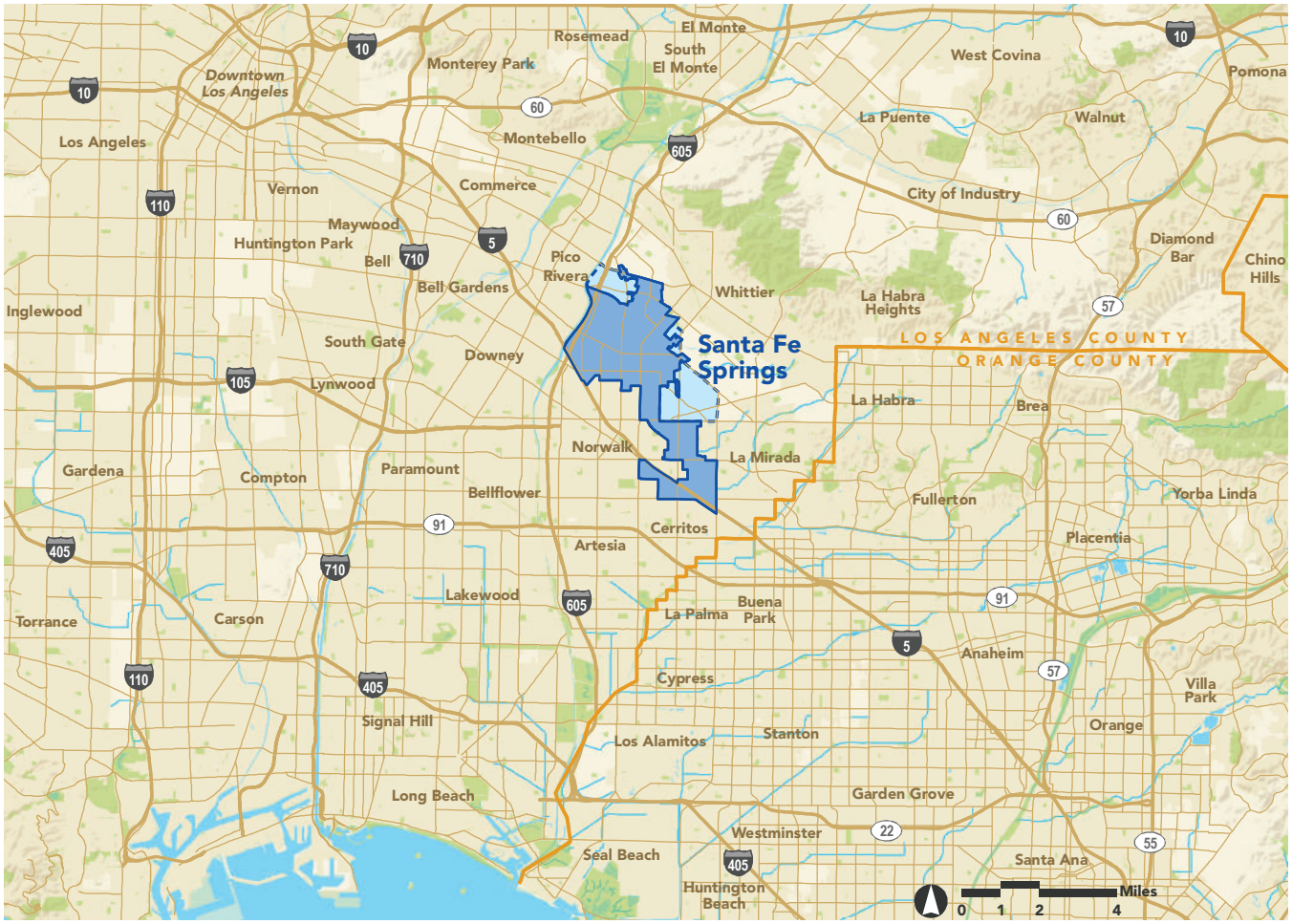
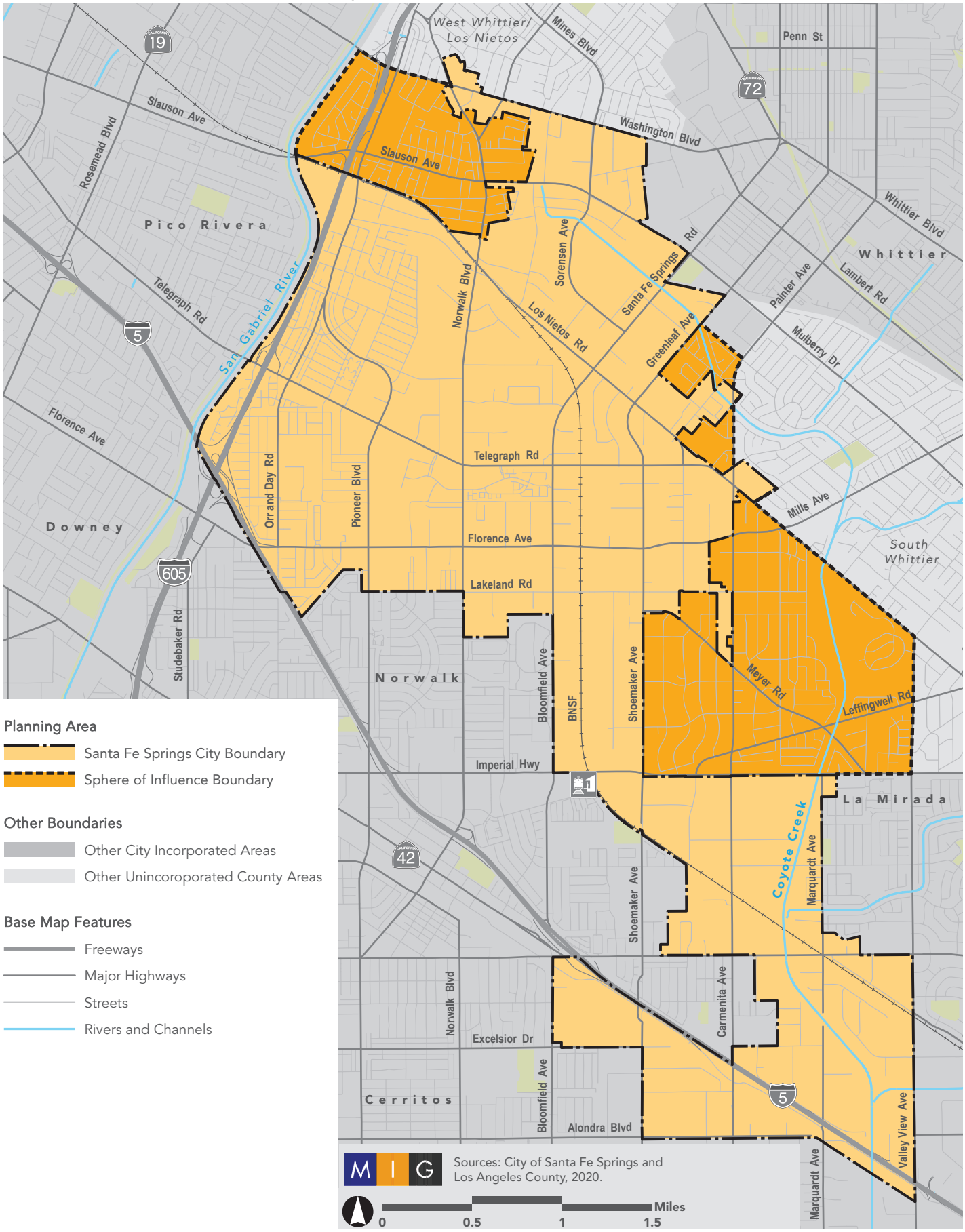


Figure 1-2: Planning Area



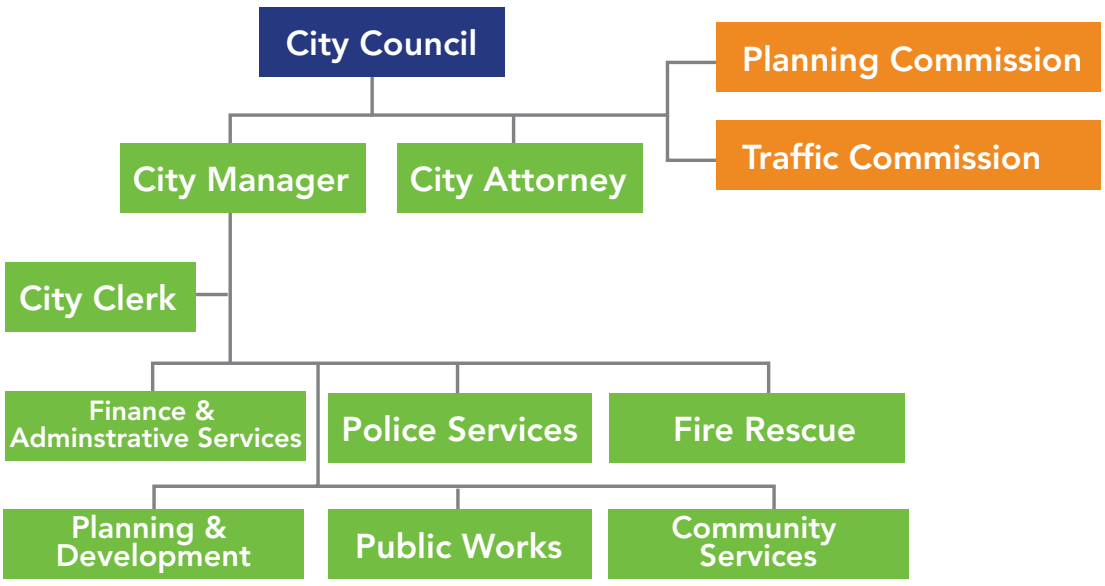
The City of Santa Fe Springs encompasses 8.9 square miles (77% of Planning Area). The sphere of influence includes 2.6 square miles (23% of Planning Area). The Planning Area is 11.5 square miles. While the City has no formal authority within the sphere of influence, it is empowered by State law to consider areas that bear relation to the City's future in the event property owners within the sphere seek to annex to Santa Fe Springs.

Santa Fe Springs Governance Context

Santa Fe Springs operates as a general law city and utilizes the council-manager form of government. Five City Council members are elected for four-year terms. The Mayor is selected annually from among the five City Council members. The City Council is responsible for City ordinances, operating resolutions, budget adoption and the appointment of committee members. Standing committees, boards, and commissions provide input to the City Council.

The City Manager administers the policies and directives approved by the City Council. The City Manager appoints an Executive Management Team, which includes six department heads (see Figure 1-3 for City's organzation chart).

Figure 1-3: City Organizational Chart



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CHAPTER 2: COMMUNITY PROFILE

EXISTING CONDITIONS TECHNICAL REPORT

Re-Imagine Santa Fe Springs

2040 GENERAL PLAN

CHAPTER 2: COMMUNITY PROFILE

EXISTING CONDITIONS TECHNICAL REPORT

INTRODUCTION

This chapter summarizes key demographic, economic, and housing characteristics for Santa Fe Springs. Tracking demographic changes can help City leaders better anticipate and respond to residents' evolving needs and priorities. Each section includes a discussion of key considerations for the Santa Fe Springs 2040 General Plan.

POPULATION CHARACTERISTICS

This section addresses population, age, race and ethnicity, educational attainment, and income in Santa Fe Springs. Demographic data shape and reflect a city's identity and can be used to inform decisions that support residents and their needs.

Population Growth Trends

According to the State Department of Finance, the population in Santa Fe Springs in 2020 was 18,295, see Table 2-1 and Figure 2-2. Prior to Santa Fe Springs' incorporation in 1957, local growth was tied to the discovery of oil and other natural resources. In the two decades following incorporation, the population dipped slightly, but since 1980, the population has steadily increased at an annual rate of 0.6%. Between 2000 and 2020, total population increased by 1,882, to 18,295, with this increase largely attributable to construction of the Villages at Heritage Springs development on a former oil field, a 50-unit townhome development (iL Borgo Townhomes), and the 144-unit senior housing development (Little Lake Village Senior Apartments). During this 20-year period, the City's population growth rate of 11% was higher than the Los Angeles County rate of 7%. The Southern California Association of Governments (SCAG) forecasts predict a steady population increase through 2040, see Figure 2-1.

16,342

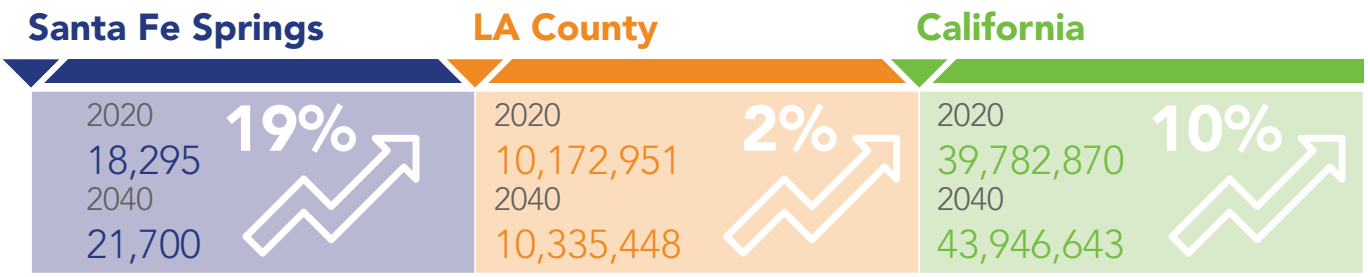
1960 population

18,295

2020 population

(12% growth between 1960 and 2020)

Figure 2-1: Projected Population Growth (2020-2040)



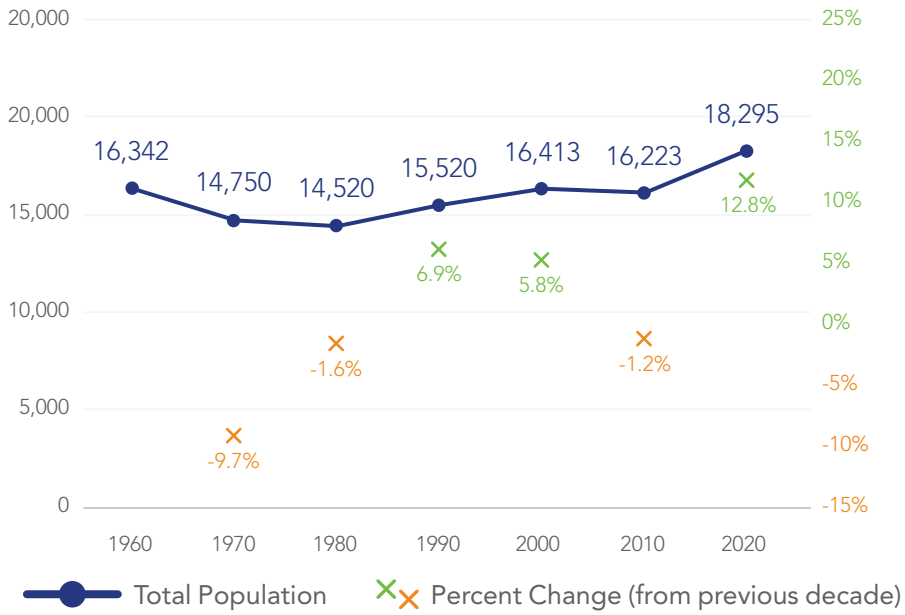
Source(s): Dept of Finance 2020 E-5 Population and Housing Estimates, Dept of Finance 1850-2010 Historical Census Populations, Dept of Finance 2010-2060 P-1 State Population Projections, SCAG RTP/SCS Demographics and Growth Forecast.

Table 2-1: Population Growth

Year	Santa Fe Springs		LA County		California	
	Population	Percent Change	Population	Percent Change	Population	Percent Change
1960	16,342	-9.70%	6,038,771	16.60%	15,717,204	27.10%
1970	14,750	-1.60%	7,041,980	6.20%	19,971,069	18.50%
1980	14,520	6.90%	7,477,238	18.50%	23,667,764	25.70%
1990	15,520	5.80%	8,863,164	7.40%	29,760,021	13.80%
2000	16,413	-1.20%	9,519,338	3.10%	33,871,653	10.00%
2010	16,223	12.80%	9,818,605	3.60%	37,253,956	6.80%
2020	18,295	-	10,172,951	2.00%	39,782,870	6.20%
2030 (projection)	-	-	*10,380,446*	*-0.40%*	*42,263,654*	*4.00%*
2040 (projection)	*21,700*	-	*10,335,448*	*-2.60%*	*43,946,643*	*2.10%*

Source(s): Dept of Finance 2020 E-5 Population and Housing Estimates, Dept of Finance 1850-2010 Historical Census Populations, Dept of Finance 2010-2060 P-1 State Population Projections, SCAG RTP/SCS Demographics and Growth Forecast.

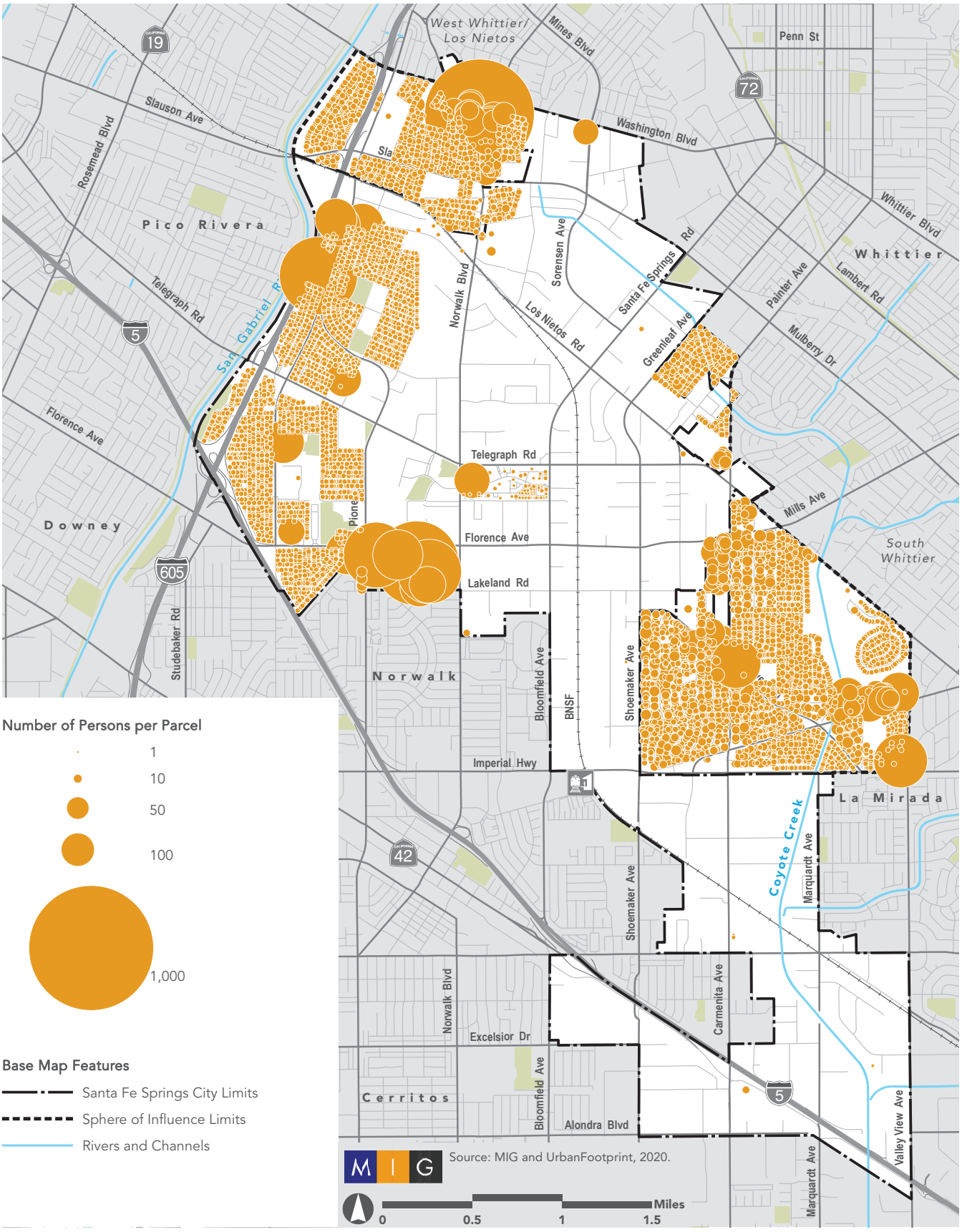
Figure 2-2: Santa Fe Springs Population Growth Trends



Source(s): Dept of Finance 2020 E-5 Population and Housing Estimates, Dept of Finance 1850-2010 Historical Census Populations, Dept of Finance 2010-2060 P-1 State Population Projections, SCAG RTP/SCS Demographics and Growth Forecast

Figure 2-3 identifies the population density throughout the Planning Area. The areas with the largest population densities are along Florence Avenue, Washington Boulevard, and Pioneer Boulevard, just south of Slauson Avenue. These areas tend to be where multi-family housing developments are located, including apartments and condominimums.

Figure 2-3: Population Density



Age Characteristics

Age distribution is a key indicator of housing and service needs. California, Los Angeles County, and Santa Fe Springs have similar age group characteristics. The median age for residents in all three jurisdictions is 36 years old. Since 2010, the median age in Santa Fe Springs has increased from 35 to 36.

The largest individual age groups in Santa Fe Springs (each comprising 14% of the total population) are 15 to 24 years old, 25 to 34 years old, and 35 to 44 years old. These age groups represent a working population, see Figure 2-4.

Since 2010, the greatest shift occurred in the 65 to 74 years old age group, with an 82% increase. Overall, the proportion of older adults is growing in Santa Fe Springs with a 29% increase in residents 65 years old and over, from 1,935 to 2,486. Likewise, there has been an increase in the percentage of residents 65 years old and over in Los Angeles County (27%) and California (31%) since 2010.

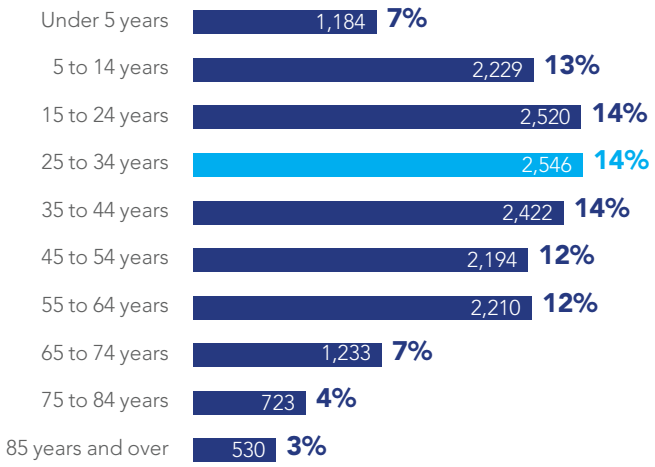
36
Santa Fe Springs Median Age

Under 18
23% Santa Fe Springs
22% LA County
23% California

Over 65
14% Santa Fe Springs
13% LA County
14% California

Santa Fe Springs residents age 5 to 14 represent 13% of the total population.

Figure 2-4: Age Range

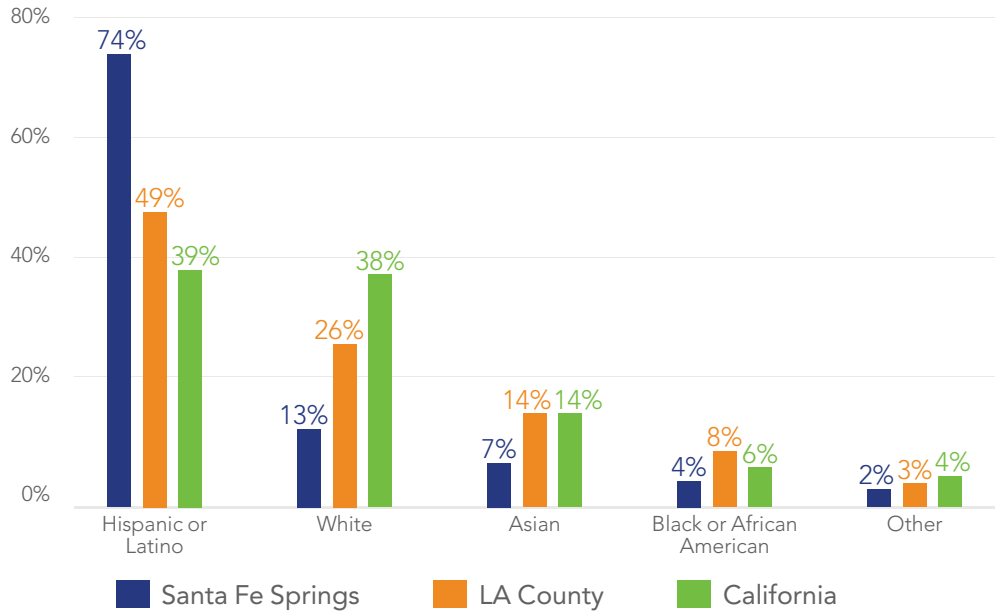


Race and Ethnicity

The population in Santa Fe Springs is predominantly of Hispanic or Latino origin (74%), a proportion higher than that of Los Angeles County (49%) and California (39%). Most Hispanic residents (69%) are of Mexican descent. see Figure 2-5 and Figure 2-6.

Fifty-five percent of the total growth in population since 2010 has been of people of Asian descent. This corresponds with trends in many parts of east Los Angeles County.

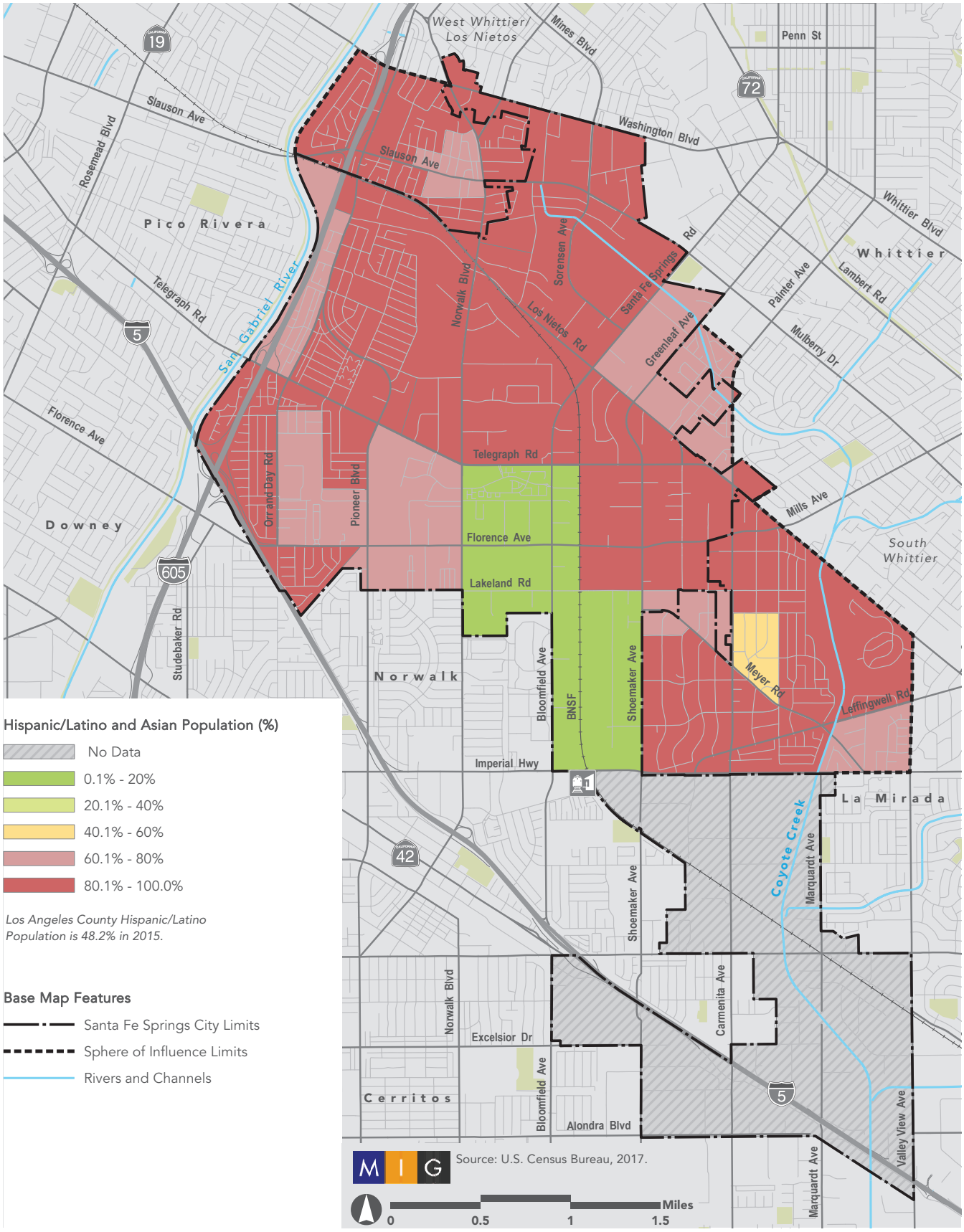
Figure 2-5: Race and Ethnicity



Note(s): 'Other' includes Some other race alone, Two or more races, American Indian and Alaska Native alone, and Native Hawaiian and Other Pacific Islander alone.

Source(s): US Census 2018 ACS 5-Year Estimates Data Profiles.

Figure 2-6: Hispanic/Latino Population

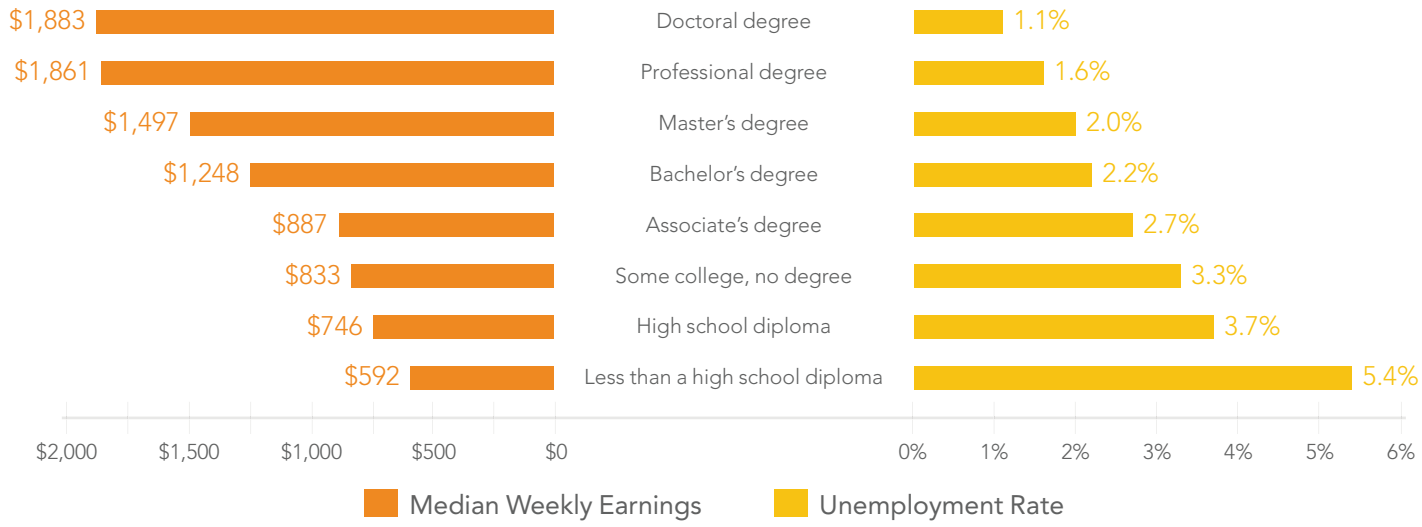


Educational Attainment

Educational attainment is an important indicator of income level and therefore, has a direct impact on quality of life, including the ability to afford housing. Higher education attainment is an indicator of higher earnings and lower unemployment rates. According to the U.S. Bureau of Labor Statistics, workers age 25 and over who have less education than a high school diploma had the highest unemployment rate (5.4%) and lowest median weekly earnings ($592) in 2019 among those at all education levels, see Figure 2-7. Workers with graduate degrees had the lowest unemployment rates and highest earnings.

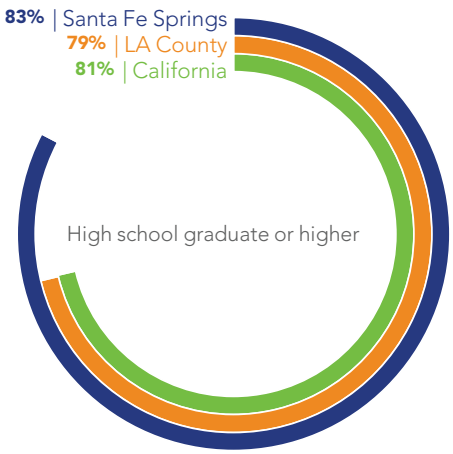
Eighty-three percent of Santa Fe Springs residents have at least a high school diploma (or equivalent), compared to 79% and 81% for Los Angeles County and California, respectively. Proportionately, Santa Fe Springs falls behind the County and State averages once attainment reaches a Bachelor's degree and graduate or professional degree, see Figure 2-8.

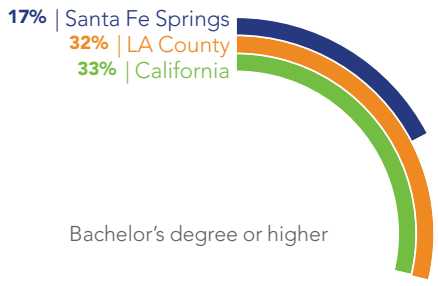
Figure2-7: Earnings and Unemployment Rate by Educational Attainment



Note(s): Data are for persons age 25 and over, Current Population Survey. Earnings are for full-time wage and salary workers.
Source(s): US Bureau of Labor Statistics, May 2020.

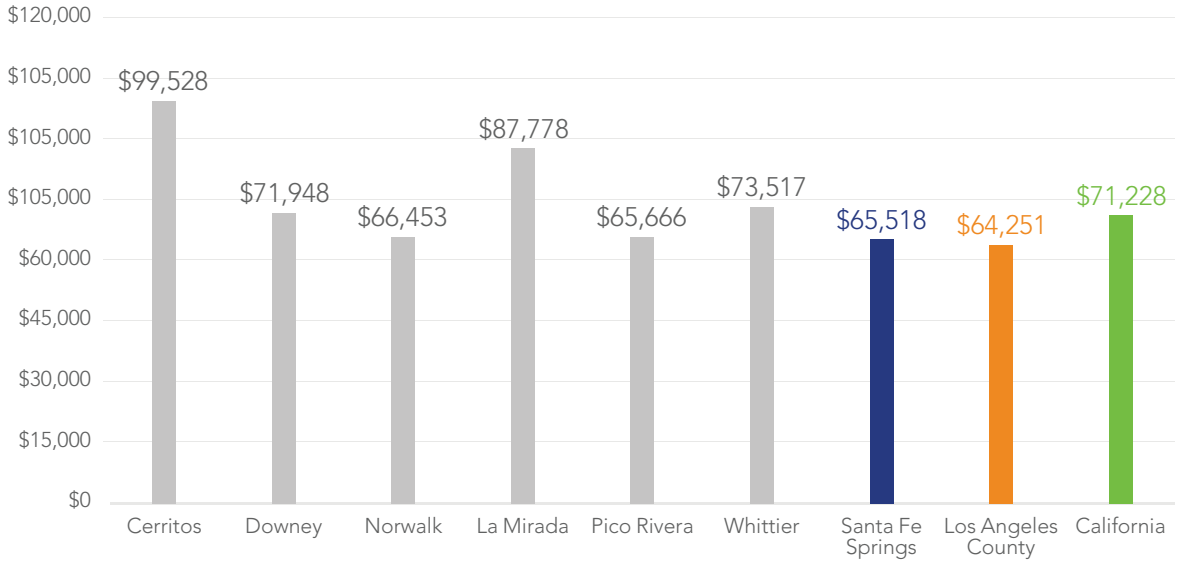
Figure 2-8: Educational Attainment





Source(s): US Census 2018 ACS 5-Year Estimates Data Profiles.

Figure 2-9: Regional Snapshot of Median Household Income



Source(s): US Census 2018 ACS 5-Year Estimates Data Profiles

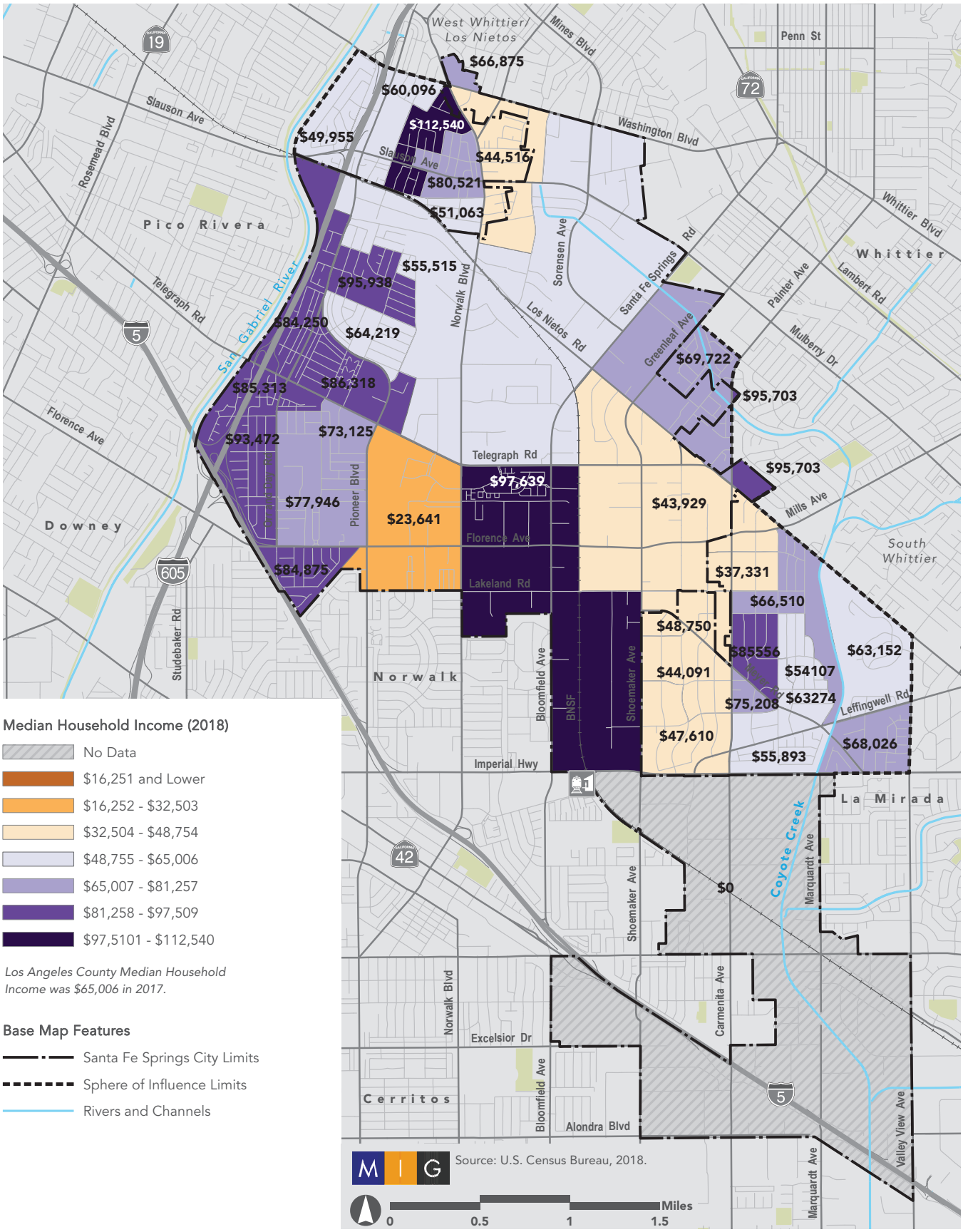
Income

Household income is one of the most important factors in determining a household's ability to balance housing costs with other basic necessities. The 2018 median household income for Santa Fe Springs residents was $65,518, which is in line with the Los Angeles County median ($64,251) but 8% less than the State median ($71,228). Although household income in Santa Fe Springs increased at a higher rate (21%) than in the State (17%) and County (16%) since 2010, the City has the lowest household income when compared to neighboring cities, see Figure 2-9 and Figure 2-10.

Key Considerations

- The population in Santa Fe Springs is projected to grow 19% between 2020 and 2040, which is a higher rate than Los Angeles County (2%) and California (10%).
- The percentage of residents 65 years of age and older has increased since 2010 in Santa Fe Springs (by 29%), Los Angeles County (by 27%), and California (by 31%).
- Although the population in Santa Fe Springs is young overall, trends show that residents are aging. Service demands and housing preferences will continue to shift as baby boomers continue to age.
- The population in Santa Fe Springs is predominantly of Hispanic or Latino origin (74%), a proportion higher than that of Los Angeles County (49%) and California (39%).
- A population that has a high percentage of residents without a high school diploma, or equivalent, can be expected to earn less and experience higher unemployment rates, according to the Bureau of Labor Statistics. Although the percentage of Santa Fe Springs residents without a high school diploma or equivalent is lower (19%) than in Los Angeles County (27%) and California (10%), residents with a Bachelor's degree or higher drops off to almost half (at 17%) of the County and State percentages (32% and 33%, respectively).
- In 2018, residents in Santa Fe Springs made 8% less than the State average household income.
- Since 2010, household income in Santa Fe Springs has increased by 21%, four and five percent higher than the State and County increases, respectively.
- At $65,518 in 2017, Santa Fe Springs has the lowest household income when compared to neighboring cities.

Figure 2-10: Median Income



Median Household Income (2018)

- No Data
- $16,251 and Lower
- $16,252 - $32,503
- $32,504 - $48,754
- $48,755 - $65,006
- $65,007 - $81,257
- $81,258 - $97,509
- $97,5101 - $112,540

Los Angeles County Median Household Income was $65,006 in 2017.

Base Map Features

- Santa Fe Springs City Limits
- Sphere of Influence Limits
- Rivers and Channels

EMPLOYMENT

Information on how a community's employment base is growing and changing informs decisions related to land use, education, and housing.

The occupations and industries sections that follow report on resident workers, defined as individuals who live in Santa Fe Springs and either work within the City or who commute to a workplace outside of the City. The businesses section reports on the number of businesses and employees in Santa Fe Springs, which includes many people who live outside of the City and commute into Santa Fe Springs for work.

The data in the following sections reflect economic standing prior to COVID-19, with the exception of unemployment rates.

In 2018, the unemployment rate was lower in Santa Fe Springs (4%) compared to California (7%) and Los Angeles County (7%). Since Spring 2020, COVID-19 has and will continue to significantly affect global employment trends and economies. The State Employment Development Department estimates that as of April 2020, there were 7,100 Santa Fe Springs residents in the labor force, with 13% unemployment, compared to a countywide unemployment rate of 20%, see Figure 2-11.

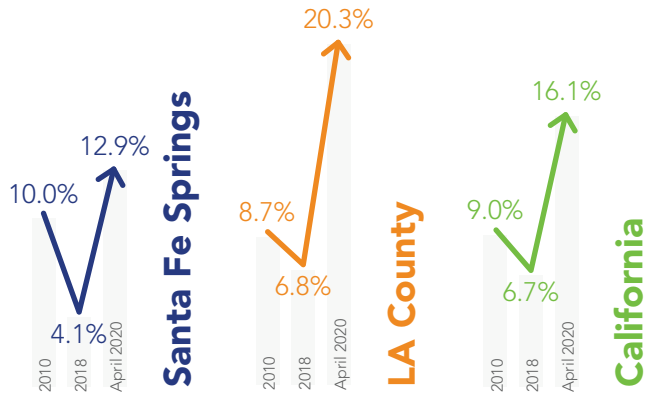
Occupations

Information on the types of jobs, or occupations, held by community residents provides insight into potential earning power. This in turn often dictates into which segment of the housing market a household falls and how much money a household can devote to goods and services, medical expenses, transportation, as well as any remaining disposable income.

Proportionally, the highest percentage of Santa Fe Springs residents hold Sales and Office occupations (31%), of which 64% hold Office and Administrative Support occupations, see Table 2-2.

Two sub-categories report median earnings higher than the Santa Fe Springs median household income of $65,518: Computer, Engineering, and Science occupations and Protective Service occupations.

Figure 2-11: Unemployment Rates



Source(s): US Census 2018 ACS 5-Year Estimates Data Profiles

Table 2-2: Occupations (Resident Workers) by Median Earnings

Occupations (Resident Workers)	Santa Fe Springs			LA County	
	Number	Percent	Median Earnings	Number	Percent
Civilian employed population 16 years and over	**7,963**	**100.0%**	**$35,890**	**5,001,369**	**100.0%**
Management, business, science, and arts	**2,366**	**29.7%**	**$50,000**	**1,863,993**	**37.3%**
Management, business, and financial	778	32.9%	$58,167	745,043	40.0%
Computer, engineering, and science	338	14.3%	$71,389	244,519	13.1%
Education, legal, community service, arts, and media	962	40.7%	$33,750	629,458	33.8%
Healthcare practitioners and technical	288	12.2%	$40,926	244,973	13.1%
Service	**1,108**	**13.9%**	**$22,674**	**969,741**	**19.4%**
Healthcare support	205	18.5%	$23,438	187,833	19.4%
Protective service	145	13.1%	$80,450	94,780	9.8%
Food preparation and serving related	336	30.3%	$17,269	302,294	31.2%
Building and grounds cleaning and maintenance	200	18.1%	$30,682	224,404	23.1%
Personal care and service	222	20.0%	$14,917	160,430	16.5%
Sales and office	**2,494**	**31.3%**	**$36,937**	**1,086,222**	**21.7%**
Sales and related	908	36.4%	$38,716	503,694	46.4%
Office and administrative support	1,586	63.6%	$36,611	582,528	53.6%
Natural resources, construction, and maintenance	**585**	**7.3%**	**$40,221**	**389,735**	**7.8%**
Farming, fishing, and forestry	16	2.7%	-	12,598	3.2%
Construction and extraction	365	62.4%	$40,375	257,501	66.1%
Installation, maintenance, and repair	204	34.9%	$40,671	119,636	30.7%
Production, transportation, and material moving	**1,410**	**17.7%**	**$32,011**	**691,678**	**13.8%**
Production	672	47.7%	$30,417	284,128	41.1%
Transportation	371	26.3%	$33,250	210,647	30.5%
Material moving	367	26.0%	$35,742	196,903	28.5%

Source(s): US Census 2018 ACS 5-Year Estimates Data Profiles.

Employment composition in Santa Fe Springs is similar to that of Los Angeles County. The main differences are that Santa Fe Springs has a higher proportion of residents employed in the Sales and Office and Production, Transportation, and Material Moving occupations. These two groups represent almost 50% of occupations held by Santa Fe residents (49%), which is important to note because these are lower-paying jobs. Median earnings for resident workers in Sales and Office-related occupations in 2018 was $36,937 and $32,011 for resident workers in Production, Transportation, and Material Moving-related occupations.

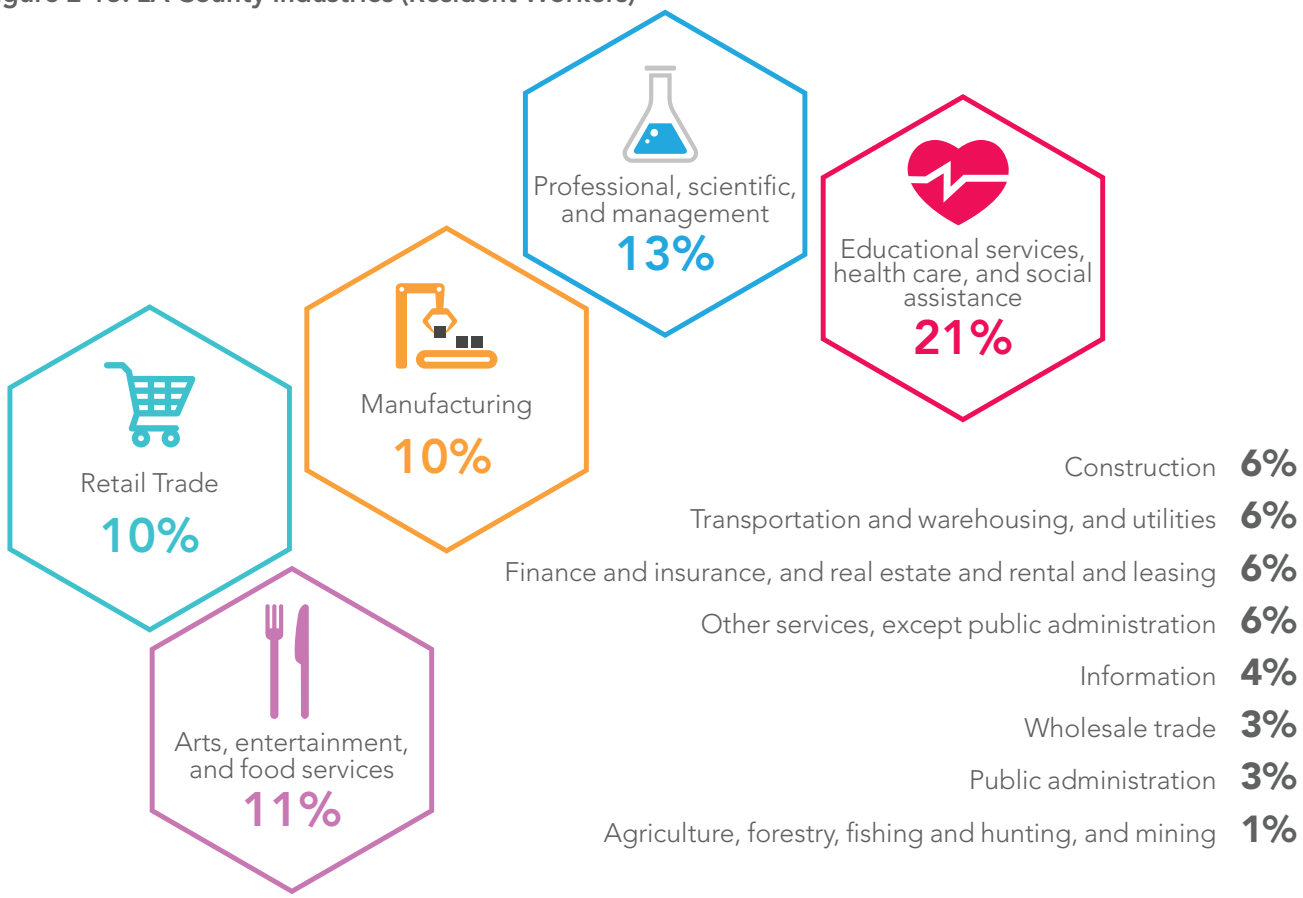
Industries

Industry trends provide a broader, more regional understanding of current and future needs. Comparing jobs held by Santa Fe Springs resident workers by industry of employment to the fastest growing industries in Los Angeles County provides baseline information as to where Santa Fe Springs stands within the region. This can be used to inform economic development, land use, education, and funding-related decisions.

The most dominant employment sectors in Santa Fe Springs are Educational Services, Health Care and Social Assistance (23%), and Manufacturing (13%), see Table 2-3.

Looking southeast on Slauson Avenue with industrial uses on the foreground and the Puente Hills on the background.

Figure 2-13: LA County Industries (Resident Workers)



Industrial-related industry sectors such as Manufacturing; Transportation and Warehousing, and Utilities; and Agriculture, Forestry, Fishing and Hunting, and Mining have significantly decreased since 2010, see Table 2-3. More professional-related industries, with higher paying jobs, such as Professional, Scientific, and Management, and Administrative and Waste Management Services and Finance and Insurance, and Real Estate and Rental and Leasing have increased by 26% and 23% (respectively) since 2010.

Table 2-4 identifies the fastest growing industries in Los Angeles County between 2020 and 2030. Transportation and Warehousing is anticipated to grow 14%, which makes up many industries located in the City.

Table 2-3: Industries (Resident Workers) Over Time

Industries (Resident Workers)	Santa Fe Springs				
	2010		2020		Percent Change 2010-2020
	Number	Percent	Number	Percent	
Civilian employed population 16 years and over	**6,526**	**100.0%**	**7,963**	**100.0%**	**22.0%**
Agriculture, forestry, fishing and hunting, and mining	18	0.3%	16	0.2%	-33.3%
Construction	345	5.3%	436	5.5%	3.8%
Manufacturing	1,305	20.0%	1,042	13.1%	-34.5%
Wholesale trade	442	6.8%	618	7.8%	14.7%
Retail trade	497	7.6%	754	9.5%	25.0%
Transportation and warehousing, and utilities	596	9.1%	504	6.3%	-30.8%
Information	137	2.1%	144	1.8%	-14.3%
Finance and insurance, and real estate and rental and leasing	306	4.7%	460	5.8%	23.4%
Professional, scientific, and management, and administrative and waste management services	453	6.9%	695	8.7%	26.1%
Educational services, and health care and social assistance	1,292	19.8%	1,851	23.2%	17.2%
Arts, entertainment, and recreation, and accommodation and food services	462	7.1%	627	7.9%	11.3%
Other services, except public administration	247	3.8%	381	4.8%	26.3%
Public administration	426	6.5%	435	5.5%	-15.4%

Source(s): Emsi Q2 2020 Data Set - California Labor Market Information Department.

Table 2-4: Fastest Growing Industries in LA County, 2020 to 2030

Industry	2020 Jobs	2030 Jobs	Change in Jobs (2020-2030)	% Change	2019 Earnings Per Worker
Health Care and Social Assistance	806,205	992,645	186,440	23%	$56,233
Transportation and Warehousing	235,039	266,931	31,892	14%	$76,231
Accommodation and Food Services	472,832	535,735	62,903	13%	$31,388
Educational Services	179,779	202,978	23,199	13%	$55,046
Arts, Entertainment, and Recreation	138,135	150,496	12,361	9%	$99,069
Construction	222,782	242,277	19,495	9%	$69,200
Professional, Scientific, and Technical Services	375,977	401,466	25,489	7%	$114,015
Real Estate and Rental and Leasing	118,320	125,366	7,046	6%	$79,272
Administrative and Support and Waste Management and Remediation Services	326,607	332,465	5,858	2%	$50,878
Government	621,756	629,898	8,142	1%	$108,030

Source(s): Emsi Q2 2020 Data Set - California Labor Market Information Department.

Businesses

Employment growth typically leads to strong housing demand and an increase in spending, while the reverse is true when employment contracts. Santa Fe Springs is a strong employment market, with approximately 50,000 jobs. The SCAG 2016-2040 growth forecast estimates that between 2010 and 2040, the City's labor force will increase by 14%, an increase of 7,400 additional jobs. Los Angeles County is expected to see a 23% increase in the labor force during that same period (forecasts made prior to 2020 economic recession).

Based on the 2020 Esri Community Analyst Business Summary, Santa Fe Springs had a reported 3,741 businesses and 49,871 employees, see Figure 2-12 and Table 2-5. As a type of business, manufacturing-related businesses constitute the largest percentage of all businesses in Santa Fe Springs (16%) and also the largest number of employees (nearly 28% of all employees in Santa Fe Springs). Land use and economic development-related decisions could be made to ensure that Santa Fe Springs can support and encourage shifts seen here in industry sectors held by Santa Fe Springs resident workers.

Top 10 businesses in Santa Fe Springs, by number of employees, in 2018, included:

1. McMaster Carr Supply Company, **692**
2. LA Specialty Produce Company, **549**
3. Fashion Nova, Inc., **431**
4. Trojan Battery Company LLC, **402**
5. Southern Wine and Spirits, **396**
6. 7-Eleven Distribution Company, **387**
7. Harbor Distributing, LLC, **342**
8. PACTIV LLC, **327**
9. Shaw Diversified Services, Inc. , **308**
10. FedEx Ground Package System Inc., **299**

Source: City of Santa Fe Springs Finance and Administrative Services Department.

Figure 2-12: Employment Density

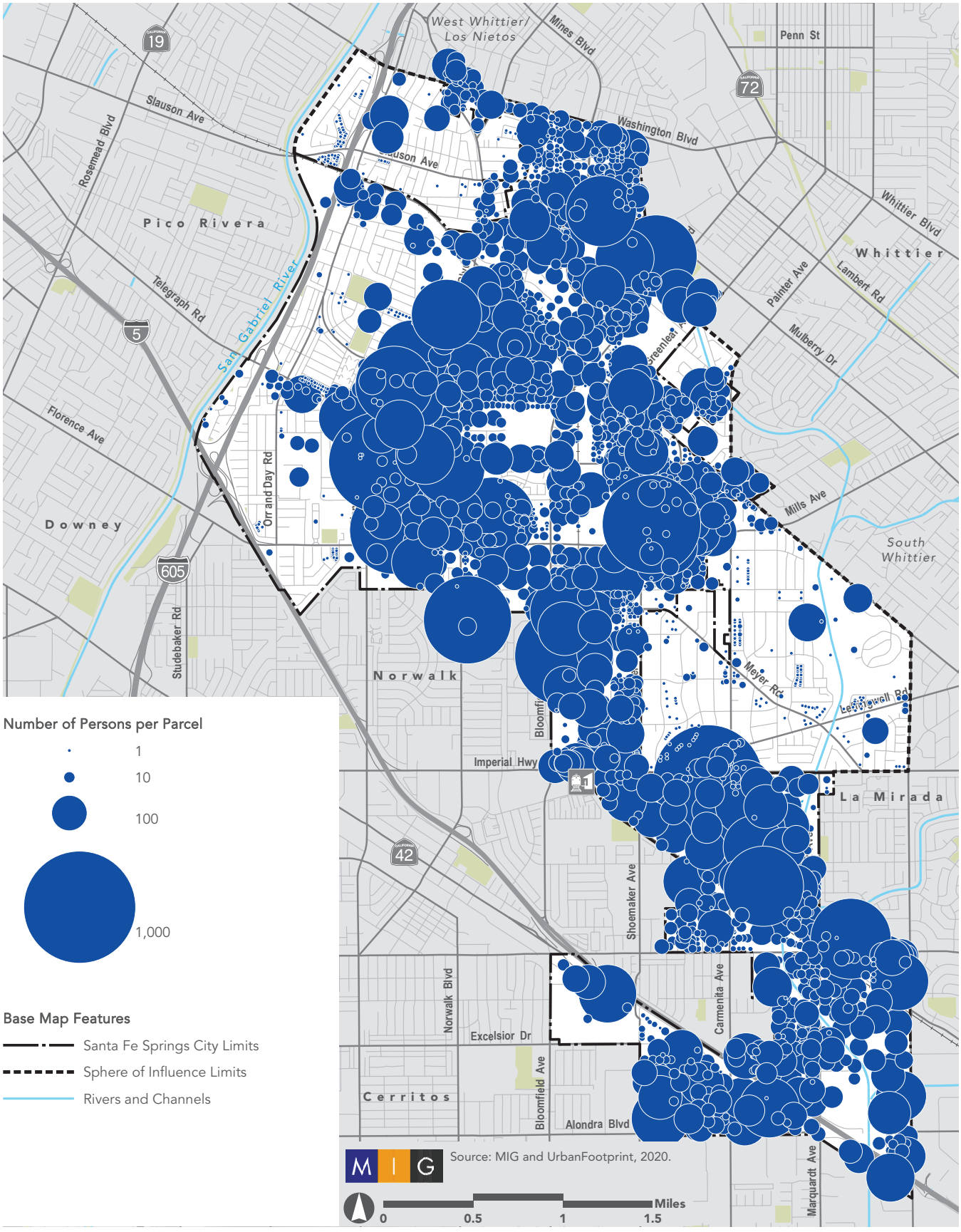


Table 2-5: Businesses in Santa Fe Springs

Businesses in Santa Fe Springs	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	12	0.3%	315	0.6%
Construction	254	6.8%	3,499	7.0%
Manufacturing	608	16.3%	13,832	27.7%
Wholesale trade	513	13.7%	7,862	15.8%
Retail trade	445	11.9%	6,547	13.1%
Transportation and warehousing, and utilities	126	3.4%	2,167	4.3%
Information	53	1.4%	393	0.8%
Finance and insurance, and real estate and rental and leasing	231	6.2%	1,656	3.3%
Professional, scientific, and management, and administrative and waste management services	418	11.2%	5,110	10.2%
Educational services, and health care and social assistance	142	3.8%	3,239	6.5%
Arts, entertainment, and recreation, and accommodation and food services	165	4.4%	1,680	3.4%
Other services, except public administration	267	7.1%	2,164	4.3%
Public administration	19	0.5%	1,110	2.2%
Unclassified Establishments	488	13.0%	297	0.6%
Total	**3,741**	**100.0%**	**49,871**	**100.0%**

Source(s): Esri Community Analyst, June 2020, Business Summary for Santa Fe Spring.

Key Considerations

- Prior to 2020 economic recession related to COVID-19, the unemployment rate was lower in Santa Fe Springs (4%) compared to California (7%) and Los Angeles County (7%).
- As a result of COVID-19 global pandemic starting in the Spring of 2020, unemployment has skyrocketed: from 7% to 16% in California, 7% to 20% in LA County, and 4% to 13% in Santa Fe Springs. Economists predict that recovery will be gradual.
- Approximately 50% of resident workers in Santa Fe Springs hold occupations with lower median earnings than other occupations: Sales and Office-related occupations (31%) and Production, Transportation, and Material Moving-related occupations (18%).
- Thirty-six percent of resident workers in Santa Fe Springs are employed in the Educational Services, Health Care and Social Assistance (23%), and Manufacturing (13%) industry sectors.
- Resident workers in Santa Fe Springs hold more jobs in industry sectors with higher-paying median earnings than they did in 2010. Resident works in the manufacturing industry has decreased by 35% between 2010 and 2020. Retail trade, on the other hand, has increased by 25% during that same period
- Santa Fe Springs had a reported 3,741 total businesses and 49,871 employees in 2020.
- Manufacturing-related businesses dominate the market in Santa Fe Springs with respect to number of businesses (16%) as well as proportion of total employees (27%).

HOUSEHOLD AND HOUSING STOCK CHARACTERISTICS

This section explores housing conditions to identify issues and opportunities for future housing policy. Household type, size, tenure, age, and the presence of special needs populations all affect the type of housing needed by residents.

Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, as are single persons living alone and "other" non-family households. Group quarters, such as convalescent homes, are not considered households.

The Department of Finance in its 2020 population and housing reporting estimated 5,514 total households in Santa Fe Springs, with an average household size of 3.4 persons and an average family size of 4.0 persons. Larger household size can translate into a greater number of overcrowded households, particularly among renters due to the generally smaller size of rental units. The City had a 3% vacancy rate, which is low and reflects a robust housing market .

HOUSING UNITS IN SANTA FE SPRINGS

5,383 Total

5,340 Occupied

AVERAGE HOUSEHOLD SIZE

Santa Fe Springs **3.4**

LA County **3.0**

California **3.0**

OWNER OCCUPIED

65% Santa Fe Springs

46% LA County

55% California

RENTER OCCUPIED

Santa Fe Springs **35%**

LA County **54%**

California **45%**

Source(s): US Census 2018 ACS 5-Year Estimates Data Profiles.

Special Needs Populations

California law recognizes that certain households face greater difficulties in finding decent and affordable housing due to special circumstances, including but not limited to income, age, disability, household size, and household type. Special needs populations addressed in this section include the elderly, persons with disabilities, families with female heads of households, large households, and people experiencing homelessness.

Seniors

At 26%, senior households represent a significant special needs group in Santa Fe Springs. Consistent with national trends, this population is expected to increase as the baby boom generation enters retirement. This population may require more supportive housing options in close proximity to essential services necessary to maintain a high quality of life while aging in place.

Addressing the diverse housing needs of the senior population in Santa Fe Springs will require strategies that support independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of a variety of supportive living environments for seniors of all income levels.

Disabled

A disability is defined as a long-lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their often-limited incomes, shortage of accessible housing, and higher health costs associated with their disability.

Approximately 10% of Santa Fe Springs residents (1,852 persons) reported having one or more disabilities according to the U.S. Census, see Table 2-6. Among

Table 2-6: Special Need Groups

Special Needs Groups	Persons	Households	Percent
Seniors (over 65 years of age)	2,489	-	14.0%
With a Disability	935	-	5.3%
Senior Households	-	1,364	26.2%
Renter	-	452	8.7%
Owner	-	912	17.5%
Seniors Living Alone	-	546	10.5%
Persons with Disability	1,852	-	10.4%
Large Household	-	1,005	20.3%
Renter	-	231	4.4%
Owner		774	14.9%
Female-Headed Family Household	-	1,050	20.1%
With related Children	-	806	15.5%
Homeless	147	-	0.8%
Total	**17,734**	**5,213**	**100.0%**

Source(s): US Census 2018 ACS 5-Year Estimates Data Profiles.

Built in 2003, Little Lake Village Apartments with 144 units provides senior housing for residents age 62 years and older.

the City's senior population, 5% suffer from a disability. As Santa Fe Springs' population continues to age, the number of residents with disabilities will also increase.

Living arrangements for persons with disabilities depend on the severity of the disability. Many persons can live in an independent environment with the help of family members. To maintain independent living, persons with disabilities may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Large Households

Large households are defined as consisting of five or more members and are considered a special needs population due to the limited availability of affordable and adequately sized housing. Large households in lower income groups tend to live in smaller units resulting in overcrowding. The increased strain overcrowding places on a housing unit can accelerate the pace at which it deteriorates.

In Santa Fe Springs, large households constitute 20% of total households. Of the City's 1,005 large households, 231 (4%) are renter households and 774 (15%) are homeowner households. The U.S. Census reports 62% of total housing units in Santa Fe Springs have three or more bedrooms, which is the appropriate size for households with five to six members.

Single-parent Households

Single-parent households typically have a special need for services such as childcare and health care, among others. Female-headed households with children, in particular, tend to have lower incomes, which limits their housing options and access to supportive services. Santa Fe Springs has 1,050 female-headed family households, comprising 20% of total households. Of these female-headed households, 16% have children under the age of 18. Many of these households need assistance with housing subsidies and affordable day care.

14%

City residents are 65 and older

10%

City residents have a disability

20%

City residents live in a large household (+5 members)

16%

City residents are in a female-headed family household with children (under age 18)

Santa Fe Springs

161
2020 Total Homeless Population

80% unsheltered

20% sheltered

Los Angeles County

54,291
2020 Total Homeless Population

86% unsheltered

14% sheltered

Homeless

The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority, includes a count of people experiencing homelessness on the street and in shelters. The count identified 161 homeless person with 32 sheltered and 129 unsheltered in the City, excluding the Sphere of Influence. The majority of unsheltered homeless person were either in a recreational vehicle, in cars, or on the streets, see Table 2-7. Many homeless also use the San Gabriel River and I-605 freeway areas for encampments. Homeless persons living in vehicles tend to park in industrial areas where there are fewer residents to call in complaints. Most of the unsheltered homeless persons, 58 persons, were identified in the industrial areas south of Imperial Highway in 2019, but only 5 persons were counted in 2020.

There was an increase in the point-in-time homeless population in Santa Fe Springs since 2019 with 14 additional persons, see Table 2-8.

In Los Angeles County, the total homeless population increased nearly 9% between 2019 and 2020 by approximately 4,800 people.

Table 2-7: Homeless Population

Jurisdiction	Santa Fe Springs		Los Angeles County
	2019	2020	
Total	**147**	**161**	**54,291**
Sheltered	37	32	7,700
Unsheltered	110	129	46,591
On the Streets	20%	14%	28%
In Tents	1%	0%	14%
Makeshift Shelter	35%	1%	14%
In Cars	16%	28%	10%
In Vans	4%	11%	12%
In RVs/Campers	24%	46%	22%

Source(s): Los Angeles Homeless Services Authority, Homeless by Community/City, 2020.

Table 2-8: Homeless Count Comparison

Jurisdiction	2019	2020	Percent Change
Cerritos	53	46	-15.2%
Downey	174	258	32.6%
La Mirada	30	40	25.0%
Norwalk	200	168	-19.0%
Pico Rivera	205	170	-20.6%
Santa Fe Springs	**147**	**161**	**8.7%**
Whittier	719	230	-212.6%
LA County	49,521	54,291	8.8%

Source(s): Los Angeles Homeless Services Authority, Homeless by Community/City, 2019, and 2020.

Housing Growth Trends

Santa Fe Springs was developed as a predominantly industrial community, with limited areas of residential use. Of the City's nine square miles, 11% of the City's consists of residential uses, with more than 72% allocated to industrial uses. The majority of housing development historically has been concentrated in the western portion of the City away from the industrial uses, although small pockets of housing also exist along the eastern and northern periphery of the City adjoining residential uses in the neighboring communities.

The Regional Housing Growth Trends table (Table 2-9) displays housing production in Santa Fe Springs and the surrounding region over the past three decades. Housing growth has been fairly limited, in Santa Fe Springs and surrounding cities, reflective of the older, established character of these communities. Approximately 500 new units were added to the housing stock in Santa Fe Springs between 2010 and 2020, and 150 units were added between 1990 and 2010. Although Santa Fe Springs is largely built out, growth over the last decade (11% change between 2010 and 2020) is significantly higher than surrounding cities and reflects the construction of high-density residential units.

Table 2-9: Regional Housing Growth Trends

Regions	Total Households (Occupied Housing Units)				Percent Change		
	1990	2000	2010	2020	1990 - 2000	2000 - 2010	2010 - 2020
Cerritos	15,365	15,607	15,860	16,204	1.6%	1.6%	2.2%
Downey	34,302	34,759	35,601	35,838	1.3%	2.4%	0.7%
La Mirada	13,354	14,811	15,092	15,175	10.9%	1.9%	0.5%
Norwalk	27,247	27,555	28,083	28,135	1.1%	1.9%	0.2%
Pico Rivera	16,316	16,807	17,109	17,173	3.0%	1.8%	0.4%
Santa Fe Springs	**4,817**	**4,932**	**4,976**	**5,514**	**2.4%**	**0.9%**	**10.8%**
Whittier	28,758	28,958	29,591	29,721	0.7%	2.2%	0.4%
LA County	3,163,310	3,270,906	3,443,087	3,590,574	3.4%	5.3%	4.3%
California	11,182,513	12,214,550	13,670,304	14,329,863	9.2%	11.9%	4.8%

Source(s): Department of Finance 2020 E-5 Population and Housing Estimates, Dept of Finance 2000 E-8 Historical Population and Housing Estimates.

Housing Type and Tenure

Santa Fe Springs has a mix of housing types. Single-family homes remain the dominant housing type, comprising 63% of the City's 2020 housing stock, of which 59% are single-family detached, see Table 2-10 and Figure 2-14. Over 300 multi-family units were added between 2010 and 2020, accounting for the largest percent change in housing unit type over the last decade. The vacancy rate in Santa Fe Springs decreased from 5% to 3% between 2010 and 2020.

Tenure influences residential mobility, with lower turnover rates for owner-occupied units than rental housing. Sixty-five percent of Santa Fe Springs households were homeowners in 2020, an increase from the 61% homeownership in 2010, though still well above the countywide rate of 46%, see Table 2-11.

Table 2-11: Regional Housing Tenure

Jurisdiction	Total Occupied Housing Units	Housing Tenure	
		Owner-occupied	Renter-occupied
Cerritos	15,406	78%	22%
Downey	33,187	51%	49%
La Mirada	14,331	79%	22%
Norwalk	27,180	64%	36%
Pico Rivera	16,681	67%	33%
Santa Fe Springs	**5,213**	**65%**	**35%**
Whittier	27,605	57%	43%
LA County	3,306,109	46%	54%
California	12,965,435	55%	45%

Source(s): US Census 2018 ACS 5-Year Estimates Data Profiles.

Table 2-10: Housing Unit Type Over Time

Housing Unit Type	2010		2020	
	Number	Percent	Number	Percent
Single family	**3,243**	**65.2%**	**3,450**	**62.6%**
Single family detached	3,119	62.7%	3,251	59.0%
Single family attached	124	2.5%	199	3.6%
Multi family	**1,660**	**33.4%**	**1,991**	**36.1%**
Multi family (2 to 4 units)	243	4.9%	300	5.4%
Multi family (5 or more)	1,417	28.5%	1,691	30.7%
Mobile home units	73	1.5%	73	1.5%
Total	**4,976**	**100.0%**	**5,514**	**100.0%**
Vacancy Rate	-	4.6%	-	3.2%
Occupied	4,747	-	5,340	-

Source(s): Department of Finance 2020 E-5 Population and Housing Estimates.

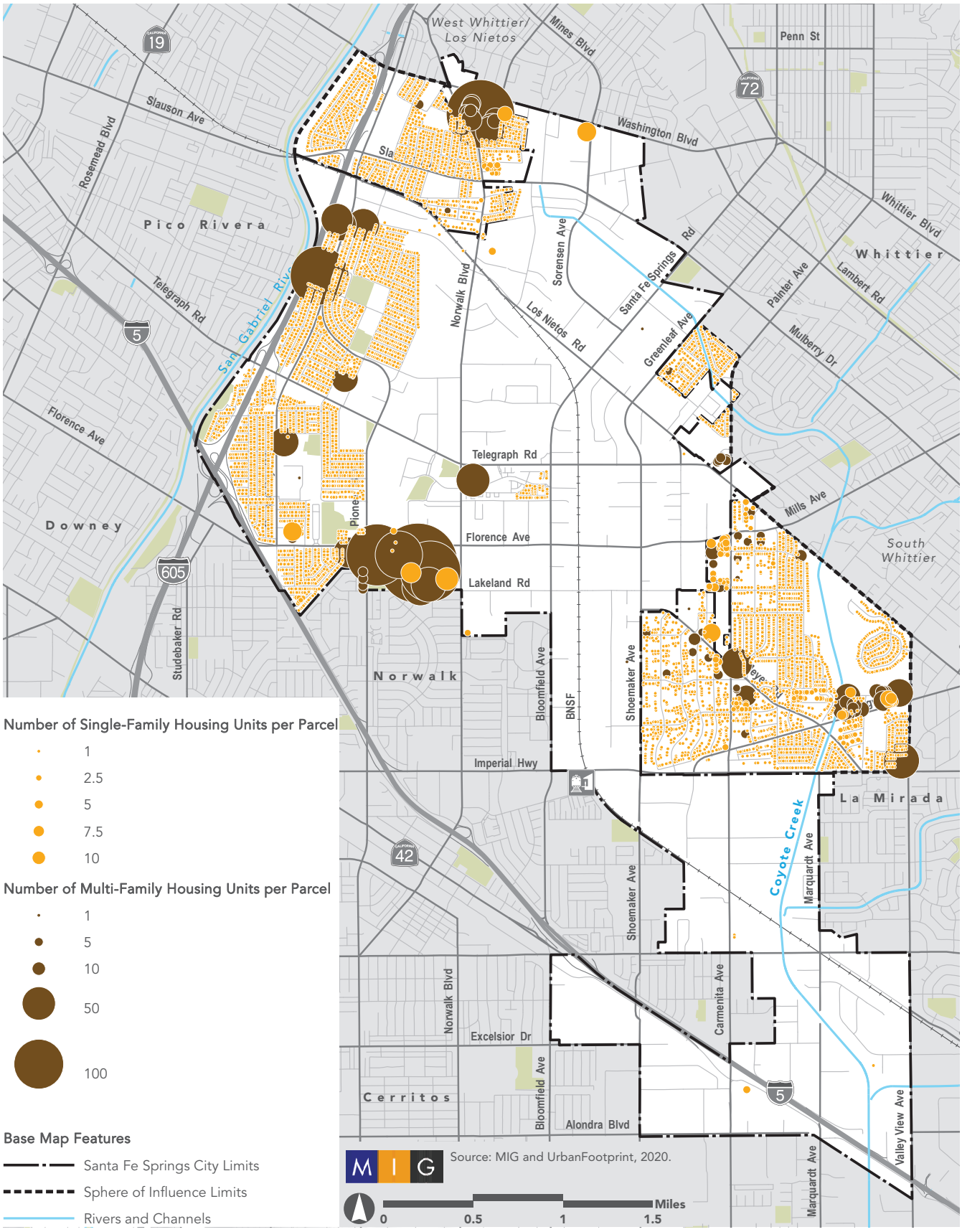
OWNER OCCUPIED

65% Santa Fe Springs
46% LA County
55% California

RENTER OCCUPIED

35% Santa Fe Springs
54% LA County
45% California

Figure 2-14: Number of Housing Unit Types



Housing Age

Housing age has a direct correlation to the quality and condition of housing units. Older structures can pose a safety hazard and negatively impact property values within a neighborhood. Typically, buildings over 30 years old are likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, etc. Housing units 50 years old or older typically require rehabilitation to maintain compliance with safety codes.

Forty-six percent of residential housing units in Santa Fe Springs were constructed between 1950 and 1959. see Table 2-12. Eighty-three percent of residential housing units were built over 30 years ago and thus are considered aging housing stock. Sixty-six percent of the housing stock in Santa Fe Springs is over 50 years old and could likely require substantial repairs.

Table 2-12: Age of Housing Stock

Decade Built	Housing Age	
	Number	Percent
Built 2010 or later	391	7.3%
2000s	188	3.5%
1990s	330	6.1%
1980s	416	7.7%
1970s	482	9.0%
1960s	576	10.7%
1950s	2,492	46.3%
Built before 1950	508	9.4%
Total	5,383	100.0%

Source(s): US Census 2018 ACS 5-Year Estimates Data Profiles.

Key Considerations

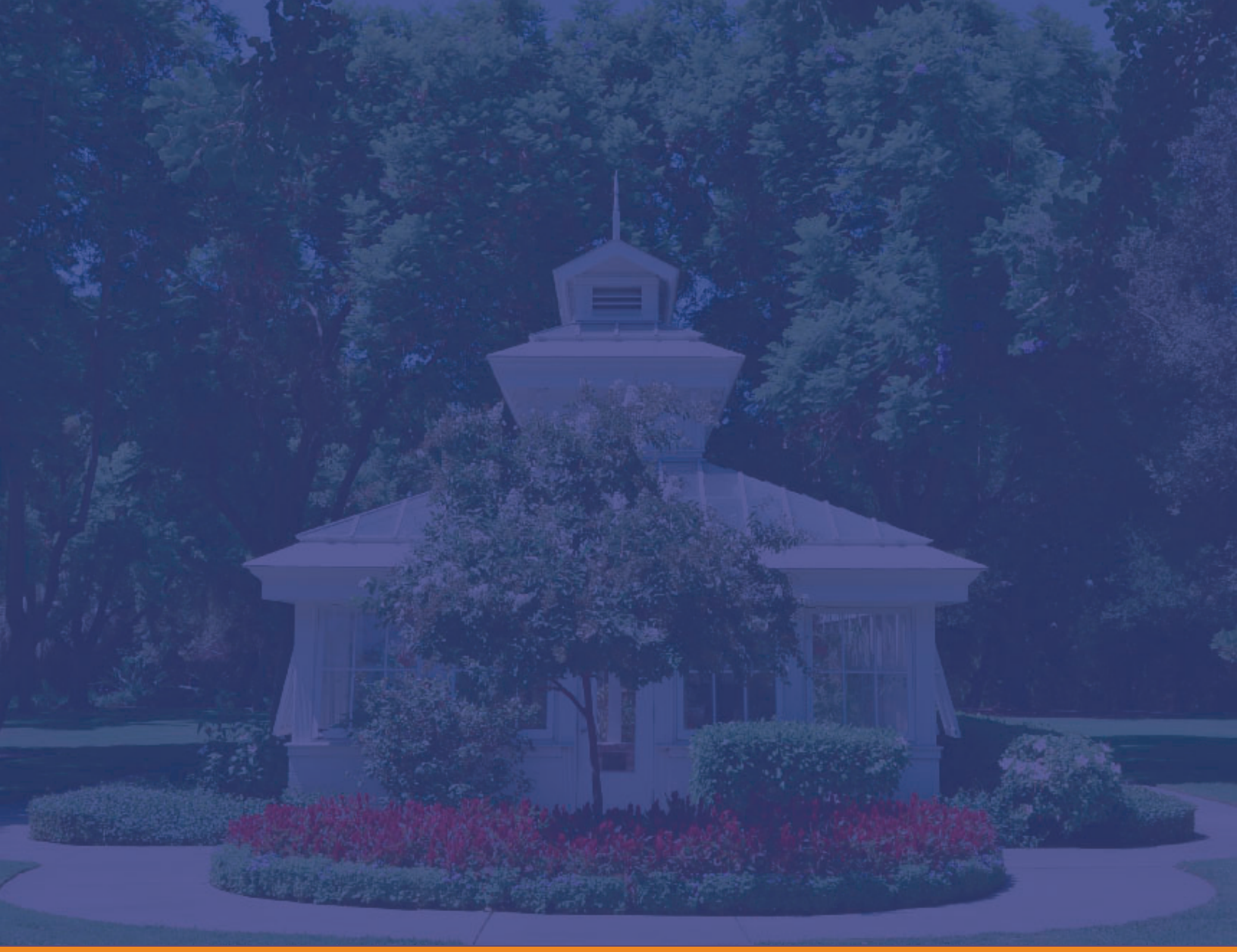
- Over 500 housing units have been added to Santa Fe Springs housing stock since 2010.
- Santa Fe Springs is mostly built out with limited vacant land available for new housing development. New housing development will need to focus on underutilized sites.
- Sixty-three percent of the 2020 housing stock in Santa Fe Springs are single-family homes.
- Santa Fe Springs has a higher percentage of owner-occupied units (65%) than LA County (46%) and California (55%).
- Eighty-three percent of residential housing units were built over 30 years ago and are thus considered aging housing stock.

CHAPTER 3: LAND USE AND COMMUNITY

EXISTING CONDITIONS TECHNICAL REPORT

Re-Imagine Santa Fe Springs

2040 GENERAL PLAN



CHAPTER 3: LAND USE AND COMMUNITY
EXISTING CONDITIONS TECHNICAL REPORT

INTRODUCTION

This chapter provides an overview of baseline (2020) land uses, community and recreation facilities, educational institutions, and cultural resources in Santa Fe Springs. This inventory allows for comparison of future growth projections against the baseline.

LAND USE

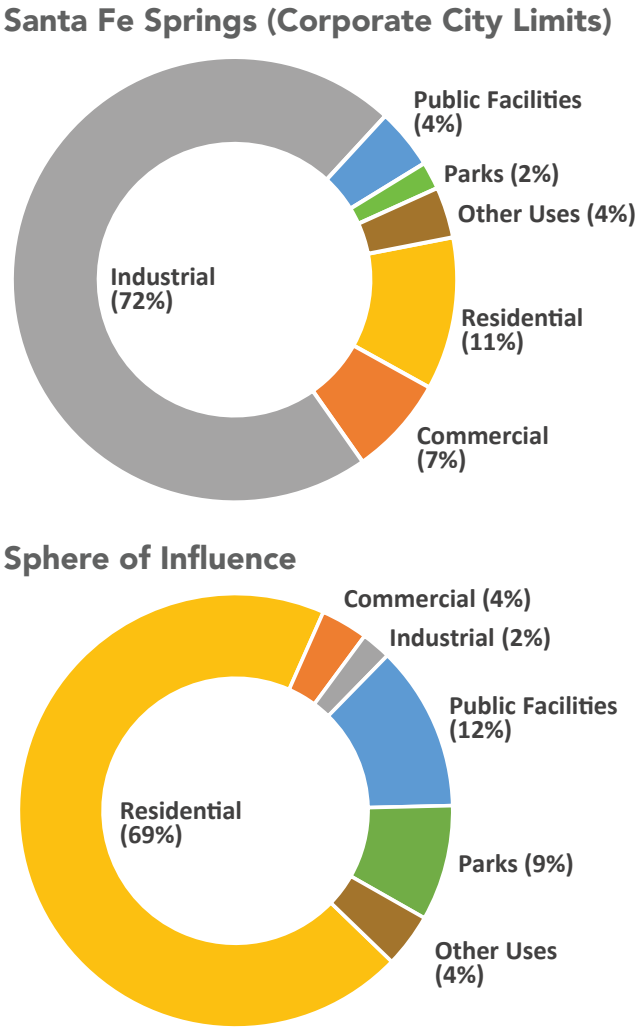
Existing land use and land use regulatory plans provide a foundation for understanding how past planning efforts have shaped Santa Fe Springs. These plans include County plans pre-dating incorporation, the City's first General Plan from the 1970s, the 1994 General Plan (1993 Land Use Element), Zoning Ordinance, and the development of the Waste Disposal, Inc. Specific Plan.

Existing Land Use Pattern (2020)

As of 2020, the City of Santa Fe Springs had 5,675 parcels encompassing 4,741 acres. The Sphere of Influence contained about 5,145 parcels encompassing an additional 1,285 acres (6,026-acre Planning Area). Existing land uses, as of 2020, included 30 different land use categories (see Figure 3-1) ranging from residential, commercial, industrial, and public facilities. These land use categories are described below and enumerated in Table 3-1: Existing Land Use Acreages (2020).

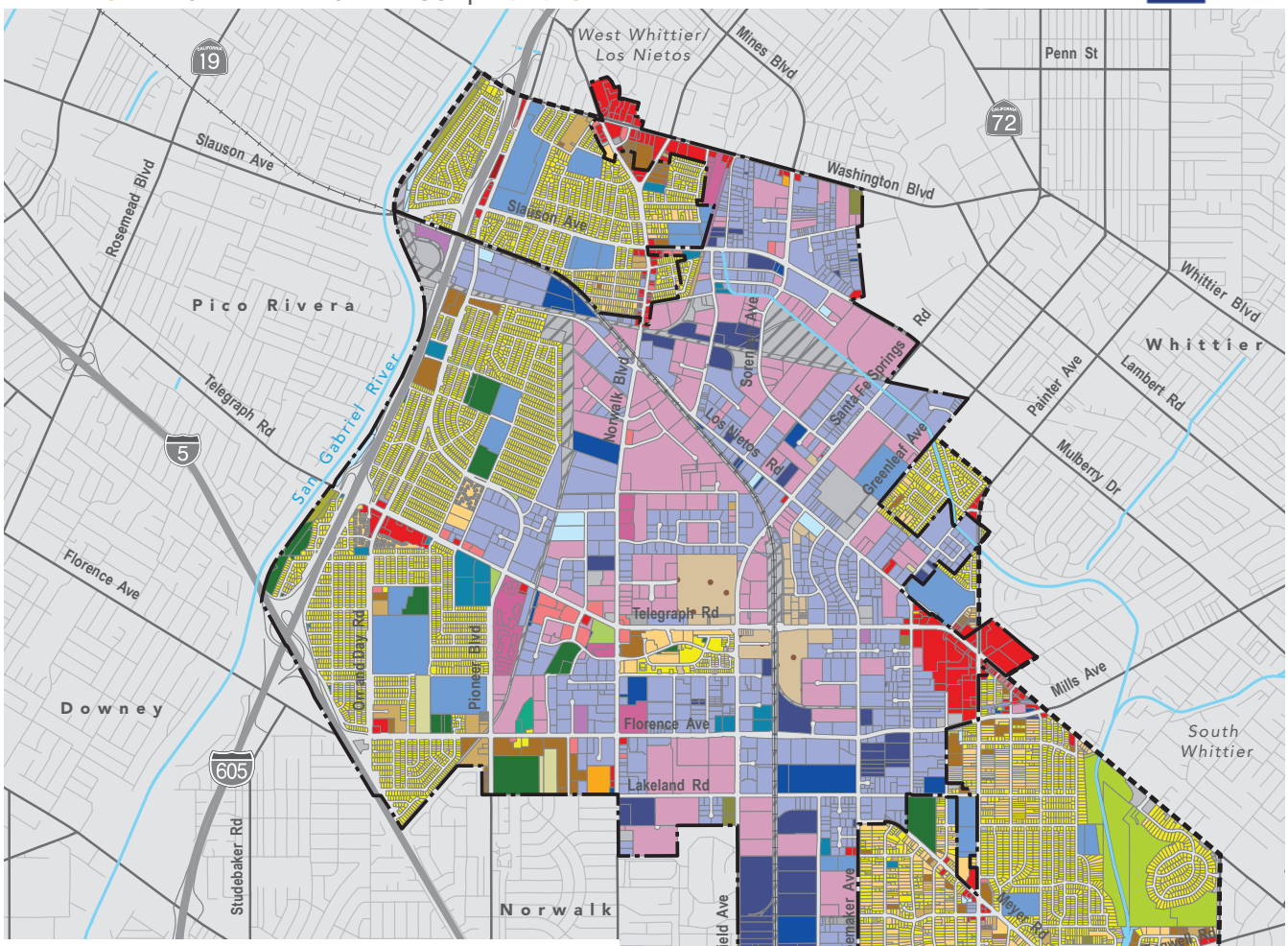
The proportions of industrial and residential land uses differ greatly between the City and Sphere of Influence, see Figure 3-1. Most existing development within the Planning Area consists of industrial uses (3,425 acres, or 57%). Residential land uses account for 1,417 acres (24%), and park and open space uses account for 205 acres (3%); see Table 3-1. Within the incorporated City limits, industrial uses account for 72% of land area; in the Sphere, only 2% of the land is devoted to industrial use. Residential uses predominate in the Sphere, at 70%. Figure 3-2 identifies the various land uses throughout the City and Sphere of Influence.

Figure 3-1: Existing Land Use Percentages (2020)



Source: MIG, LA County Assessor, and UrbanFootprint, 2020

Figure 3-2: Existing Land Use Map (2020)



Existing Land Use (2020)

- Single-Family Detached
- Single-Family Attached
- Mobile Home Parks
- Multi-Family
- Assisted Living
- Office
- Commercial
- Hotel/Motel
- Business Park
- Public Storage
- Light Industrial
- Heavy Industrial
- Warehousing/Logistics
- Trucking
- Oil Extraction
- Aggregate
- Open Space
- Parks
- Nursery
- Golf Courses
- Cemeteries
- Museum
- Schools
- Public Facilities
- Utilities
- Parking Lot
- Railroad
- Religious Institution
- Water
- Vacant

Base Map Features

- Santa Fe Springs City Limits
- Sphere of Influence Limits

Source: Los Angeles County Assessor, and UrbanFootprint, 2020.

0 0.5 1 1.5 Miles

Table 3-1: Existing Land Use Acreages (2020)

Land Use Types	Planning Area (Net Acres)					
	City		Sphere of Influence		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Residential Uses	***523.7***	***11.0%***	***892.9***	***69.5%***	***1,416.6***	***23.5%***
Single-Family Attached	40.6	0.9%	168.9	13.1%	209.5	3.5%
Single-Family Detached	413.2	8.7%	684.1	53.2%	1,097.3	18.2%
Mobile Home Parks	8.2	0.2%	0	0.0%	8.2	0.1%
Multi-Family	53.1	1.1%	38.9	3.0%	92.0	1.5%
Assisted Living	8.6	0.2%	1	0.1%	9.6	0.2%
Commercial Uses	***340.7***	***7.2%***	***44.5***	***3.5%***	***385.2***	***6.4%***
Commercial	196.5	4.1%	40.1	3.1%	236.6	3.9%
Hotel/Motel	2.8	0.1%	1.6	0.1%	4.4	0.1%
Business Park	83.2	1.8%	0	0.0%	83.2	1.4%
Office	35.3	0.7%	2.8	0.2%	38.1	0.6%
Public Storage	22.9	0.5%	0	0.0%	22.9	0.4%
Industrial Uses	***3,396.7***	***71.6%***	***29***	***2.3%***	***3,425.7***	***56.8%***
Light Industrial	1,446.8	30.5%	11.1	0.9%	1,457.9	24.2%
Heavy Industrial	273.4	5.8%	1.5	0.1%	274.9	4.6%
Oil Extraction	98.4	2.1%	0	0.0%	98.4	1.6%
Railroads and Railyards	219.2	4.6%	9.6	0.7%	228.8	3.8%
Aggregate and Cement	6.4	0.1%	0	0.0%	6.4	0.1%
Trucking-Related	114.5	2.4%	4	0.3%	118.5	2.0%
Warehousing/Logistics	1,238.0	26.1%	2.8	0.2%	1,240.8	20.6%
Public Facilities Uses	***206.2***	***4.3%***	***156.8***	***12.2%***	***363.0***	***6.0%***
Public Facilities	41.5	0.9%	3.4	0.3%	44.9	0.7%
Schools	124.1	2.6%	147.6	11.5%	271.7	4.5%
Museum	5.0	0.1%	0	0.0%	5.0	0.1%
Utilities	35.6	0.8%	5.8	0.5%	41.4	0.7%
Parks and Open Space Uses	***94.0***	***2.0%***	***111.3***	***8.7%***	***205.3***	***3.4%***
Parks	69.9	1.5%	14.4	1.1%	84.3	1.4%
Open Space	5.1	0.1%	0	0.0%	5.1	0.1%
Cemeteries	19.0	0.4%	0	0.0%	19.0	0.3%
Golf Courses	0.0	0.0%	96.9	7.5%	96.9	1.6%
Other Uses	***179.9***	***3.8%***	***50.7***	***3.9%***	***230.6***	***3.8%***
Religious Institution	19.9	0.4%	17.2	1.3%	37.1	0.6%
Vacant	90.1	1.9%	13.6	1.1%	103.7	1.7%
Storm Channels and Drainage	58.9	1.2%	19.5	1.5%	78.4	1.3%
Parking Lots	11.0	0.2%	0.4	0.0%	11.4	0.2%
Total	**4,741.2**	**100.0%**	**1,285.2**	**100.0%**	**6,026.4**	**100.0%**

Source: MIG, LA County Assessor, and UrbanFootprint, 2020.

Residential

Residential uses within Santa Fe Springs are primarily concentrated in the western part of the City. Except for a cluster of residential uses along Telegraph Road, residential uses are generally located along the western and eastern borders of the Planning Area. There are no existing residential uses south of Imperial Highway.

Single-family detached and attached residential uses (one unit per lot) make up the vast majority of the residential land use category (454 acres in the City and 1,307 acres in the Planning Area). The single-family residential average densities (number of residential dwelling units per acres, or du/ac) is approximately 7.5 du/ac. Orr and Day Road provides a good representation of many of Santa Fe Springs' residential communities. Most homes along Orr and Day Road were built in the 1950s on lots averaging approximately 5,000 square feet. Santa Fe Springs High School is also located along Orr and Day Road, directly serving the largest residential neighborhood in the City.

Multi-family residential uses (more than one unit per development/lot) occur along major roads and intersections such as Norwalk Boulevard and Telegraph Road in the western part of the City. Multi-family residential uses in the City cover 53 acres (92 acres in the Planning Area), with average densities at approximately 27.8 du/ac; see Table 3.2 (Residential Density). Mobile home parks and assisted living developments (17 acres) make up a very small proportion of residential land uses.

10%
of the City's total acreage consists of single-family housing units (454 acres)

1%
of the City's total acreage consists of multi-family housing units (53 acres)

Table 3-2: Residential Density - Planning Area

Residential Land Use Types	Average Residential Density	Number of Parcels	Average Parcel Size (acres/sq. ft.)
Single-Family Detached	7.5 du/ac	7,335	0.15 ac/6,500 sf
Single-Family Attached	16.6 du/ac	791	0.26 ac/11,300 sf
Multi-Family	27.8 du/ac	97	0.95 ac/41,400 sf
Mobile Home Parks	13.9 du/ac	2	4.1 ac/178,600 sf

Source: MIG, LA County Assessor, and UrbanFootprint, 2020.

Commercial and Industrial

Commercial uses make up 385 acres or 6% of the Planning Area. These uses are primarily concentrated around the borders of Santa Fe Springs, with clusters along Washington Boulevard and around the intersection of Telegraph Road and Carmenita Road. The most prevalent commercial uses are retail establishments and shopping centers (226 acres), followed by business park (83 acres), office (38 acres), and public storage uses (23 acres).

Industrial uses account for 3,426 acres, or 57 percent of the Planning Area. The vast majority (3,397 acres) of industrial uses are located within City limits. Industrial uses are centrally located in Santa Fe Springs, spanning the entire length of the City. Some commercial and residential uses lie scattered among industrial uses, with a cluster of residential uses located along Telegraph Road.

Industrial land uses include light industrial, heavy industrial, warehousing and logistics, trucking, aggregate and cement, and oil extraction businesses. Light industrial (1,447 acres) and warehousing and logistics (1,238 acres) make up the majority of industrial uses in the City. The City has experienced an increase in warehousing and logistics uses in 2018-2020, reflecting broader economic trends. Certain industrial land uses, such as the logistics and warehousing have large footprints and relatively greater impacts on the community in terms of truck traffic, air pollution and road damage, while generating less revenue compared to light industrial uses.

Floor-area ratio (FAR) is used to describe the development intensity for commercial and industrial uses. FAR is the ratio of a building's total floor area to the size of the lot or parcel on which that building is located. A 0.5 FAR indicates that the floor area of a building is half as large as the lot area. See Table 3-3 for average FAR by non-residential use types.

4%

of the City's total acreage consists of commercial uses (192 acres)

31%

of the City's total acreage consists of light industrial uses (1,447 acres)

Table 3-3: Non-Residential Intensity (Floor-Area Ratio) - Planning Area

Residential Land Use Types	Average Floor-Area Ratio (FAR)	Number of Parcels	Average Parcel Size (acres)
Commercial Uses	0.163	243	0.8 ac
Office and Business Park Uses	0.234	79	1.6 ac
Light and Heavy Industrial Uses	0.328	1,346	1.3 ac
Warehousing and Logistics Uses	0.422	249	4.9 ac

Source: MIG, LA County Assessor, and UrbanFootprint, 2020.

Public Facilities and Institutions Land Uses

Public and quasi-public uses include public schools, government offices, museums, and utilities. The total land area devoted to public facilities and institutional uses is 363 acres, or six percent of the Planning Area. Public and private schools (K-12) occupy 272 acres (5%) of the Planning Area.

Park and Open Space Land Uses

Parks and open spaces make up 205 acres, or just over three percent of the Planning Area. The largest uses in the parks and open spaces category include parks (70 acres) and golf courses (97 acres). The other uses include open space (20 acres) and cemeteries (19 acres). This Chapter further describes park facilities (page 3-21), including 85.3 acres of parkland managed by the City of Santa Fe Springs, which consists of Park and Public Facilities existing land uses.

Other Land Uses

Other land uses such as utilities, storm drain facilities, railroad lines, parking lots, and vacant land (devoid of any structures) account for 231 acres, or 4% of the Planning Area.

As noted previously, the Planning Area contains little vacant land (103.7 acres). The largest clusters of vacant land are located near the intersections of Burke Street and Dice Road and Greenleaf Avenue and Los Nietos Road. Vacant lots across the Planning Area vary greatly in size. Some vacant properties are relatively large, having previously been used for light industrial, heavy industrial, and warehousing and logistics uses.

Santa Fe Springs is built out, with few vacant lots. Future development will largely rely on infill development and the reuse or intensification of existing structures.

1%

of the City's total acreage consists of public facilities uses (42 acres)

3%

of the City's total acreage consists of schools (124 acres)

2%

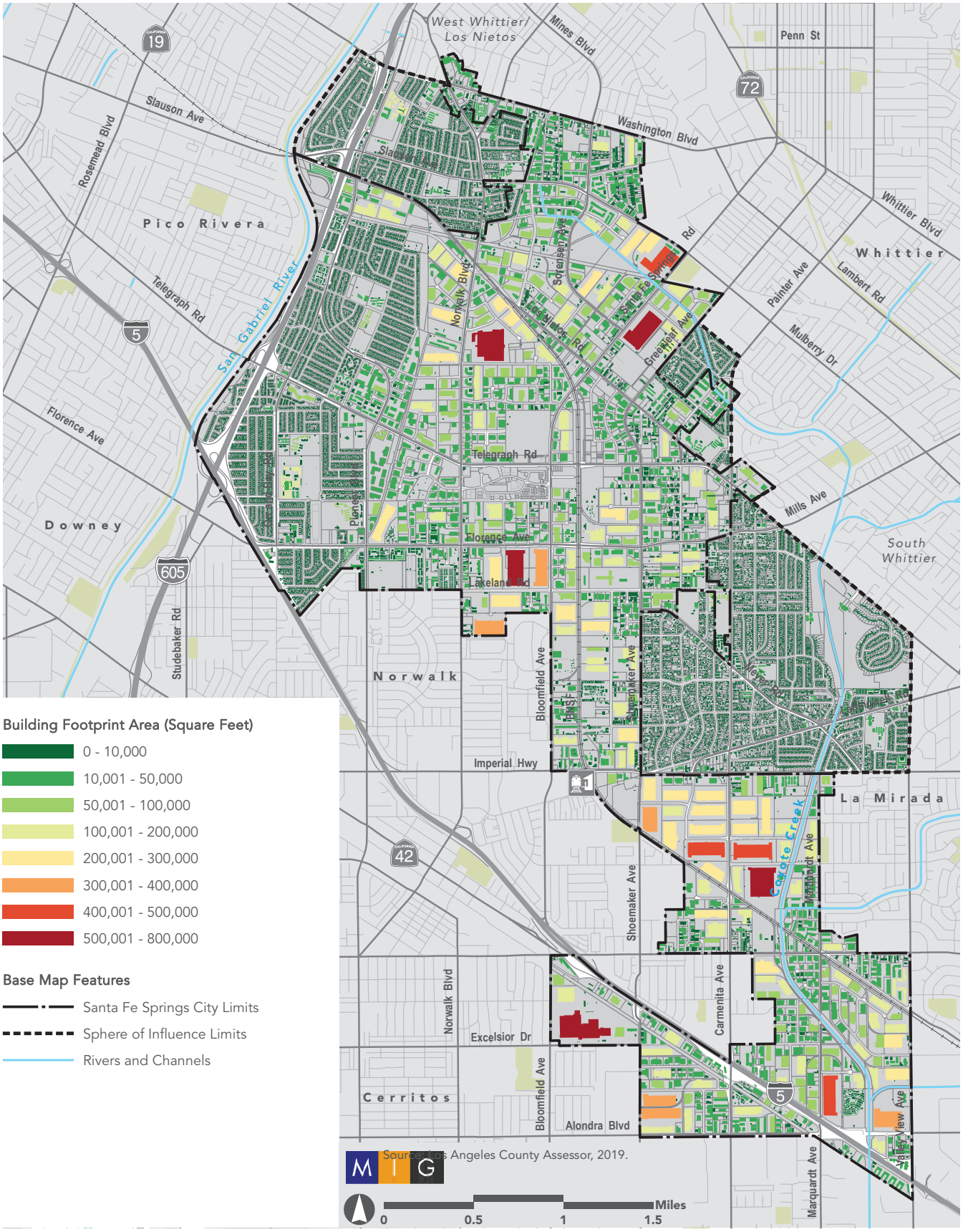
of the City's total acreage consists of parks (70 acres)

Building Footprints and Block Patterns

Figure 3-3 illustrates the pattern of building footprints throughout the Planning Area. These patterns make it easy to distinguish between the residential neighborhoods and the commercial and industrial districts. The residential neighborhoods feature smaller building footprints, with a mix of smaller single-family homes and multi-family residences. The industrial core is characterized by large building footprints. The largest industrial parcels and buildings are concentrated around Norwalk Boulevard and Los Nietos Road, Florence Avenue and Norwalk Boulevard, Santa Fe Springs Road and Slauson Avenue, and Carmenita Road and Imperial Highway. From a mobility standpoint, Santa Fe Springs' urban form is advantageous for automobiles and trucks. Many industrial buildings are set back from the road, with large surface parking lots. These industrial areas create long "superblocks" designed for truck traffic. Train spurs from the Union Pacific and BNSF Railway connect to many industrial business and buildings.

Building footprint area differ between residential and industial buildings

Figure 3-3: Building Footprints



Regulatory Land Use Plans

Santa Fe Springs last updated its General Plan in 1994 (Land Use Element was adopted in 1993). The General Plan is organized into seven elements, which present an integrated and internally consistent set of goals, policies, and implementation measures.

General Plan

The General Plan consists of the following elements:

- **Land Use Element.** The Land Use Element designates future land use patterns, provides an inventory of land use as it existed in 1993, and identifies standards for population density and building intensity for all land use categories (see Table 3-4).
- **Housing Element.** This element was last updated in 2014 and covers the planning period from 2014 to 2021. It evaluates the community's housing needs, constraints, and opportunities and identifies strategies and programs to preserve and improve housing, provide adequate housing sites, assist in the provision of affordable housing, remove governmental constraints to housing investment, and promote fair and equal housing opportunities.
- **Open Space/Conservation Element.** This element details plans and measures for preserving open space and managing natural resources and outdoor recreation.
- **Safety Element.** The Safety Element establishes standards and plans for the protection of people and property across the community from a variety of natural and human-caused hazards.
- **Circulation Element.** This element identifies the general location and effectiveness of the existing and proposed roadways, highways, railroads, and transit routes. It also describes the public water works system.
- **Noise Element.** This element evaluates noise sources and provides information relating to noise compatible uses to aid in the establishment of local noise regulations.
- **Environmental Element.** The Environmental Element includes the Source Reduction and Recycling Element, the Household Hazardous Waste Element, the Non-Disposal Facilities Element, and the Air Quality Management Plan.

The 1994 General Plan identifies goals, policies, and implementation measures to address the Santa Fe Springs community's greatest needs and concerns:

- City growth is largely dependent on land recycling and infill development. The Land Use Element policies are aimed to manage future development, provide job opportunities, support the viability of industrial and commercial uses, and buffer incompatible uses.
- The City seeks to preserve the low-density, single-family nature of its residential neighborhoods while providing the necessary commercial, industrial, and institutional uses to serve residents.
- The provision of affordable housing is a local and regional concern. The City aims to maintain and enhance its existing housing stock, increase opportunities for home ownership, and ensure that new housing is sensitive to adjacent neighborhoods.
- The City maintains a high open space to population ratio, nearly five acres per 1,000 residents. Policy aims to preserve open space and carefully plan for its development, preserve historically significant buildings and properties, and continue adding to the collection of permanent outdoor sculptures by enforcing the Heritage Artwork in Public Places Program.
- As a predominantly industrial community, the City seeks to continually respond to the environmental, land use, and emergency response concerns of its chemical-based and hazardous material industry.
- To facilitate the safe and efficient movement of people and goods consistent with the City's ability to finance and maintain such a system, the City aims to develop a transportation management system to assist in mitigating traffic impacts and maintaining a desired level of service, as well as a truck circulation system.

Table 3-4: General Plan Land Use Categories

General Plan Land Use Categories	Maximum Density/ Intensity	Corresponding Zone	Acres	% of Total Acres
Residential				
Single-Family Residential	8.7 units/acre	R-1	399	9%
Multi-Family Condominium/ Townhomes	21.8 units/acre	R-3	16	0.4%
Multi-Family Apartments	21.8 units/acre	R-3	51	1%
Multi-Family Mobile Homes	21.8 units/acre	R-3	8	0.2%
Commercial				
General Commercial	35% Lot Coverage	C-1 or C-4	35	1%
Commercial Center	35% Lot Coverage	C-4	192	4%
Freeway Commercial	35% Lot Coverage	M-1 or M-2	90	2%
Industrial				
Business Parks	50% Lot Coverage	ML	104	2%
Light Industrial	40% Lot Coverage	M-1	109	2%
Heavy Industrial		M-2	3,287	72%
Public Service Centers				
Civic Center	--	PF	11	0.2%
Public Safety	--	PF	3	0.1%
Churches	--	PF	11	0.2%
Historical and Cultural Sites	--	--	18	0.4%
Parks/Open Space	--	--	126	3%
Schools	--	--	99	2%
Total	**--**	**--**	**4,558**	**100%**

Source: City of Santa Fe Springs 1994 Land Use Element.

Zoning Ordinance

Zoning represents the primary means of implementing General Plan policy. The Santa Fe Springs Zoning Ordinance translates the General Plan's long-term goals and policies into regulations and guidelines used to make decisions on development proposals. The Zoning Ordinance identifies specific uses allowed within each zoning district and provides specific development requirements such as density, setbacks, height, size, development character, and appearance (Figure 3-5). The Santa Fe Springs Zoning Ordinance is published in Title XV: Land Use, Chapter 155 of the City Municipal Code.

Specific Plan

In 2004, the City adopted the Specific Plan for the Development of the Waste Disposal, Inc. Site (Specific Plan) to guide the redevelopment of a federally designated Superfund site known as the Waste Disposal, Inc. Site (WDI Site). The WDI Site is described as containing the properties north of Los Nietos Road, east of Santa Fe Springs Road, west of Greenleaf Avenue, and south of the extension of Barton Street. The total WDI Site covers approximately 38 acres, encompassing 22 separate parcels.

The purpose of the Specific Plan is to expedite the redevelopment process and ensure that remediation actions and development protect human health and meet City building and design standards. Specific Plan objectives include the redevelopment and reuse of the WDI Site, ensuring environmental safety, improving the aesthetics and function of the immediate area, and ensuring that future development and uses enhances the community of Santa Fe Springs.

Key Considerations

Santa Fe Springs is almost completely built out. Key land use considerations for the future will be:

- Over 71% of the City is devoted strictly to industrial uses, while only 11% is devoted to residential uses.
- Only 7% of the uses are devoted to commercial uses.
- The City is entirely built out with only a few remaining sites that are vacant.
- Identifying opportunity areas for emerging residential and commercial development types that respond to Santa Fe Springs residents' needs .
- Repurposing and/or remediating vacant lots and underutilized sites that may be contaminated due to past uses.
- The City's industrial businesses generates a large day-time population, but the area consists of a relatively low night-time population during outside normal business hours, which creates challenges when trying to attract more entertainment and sit-down restaurants options.

Figure 3-4: General Plan Map

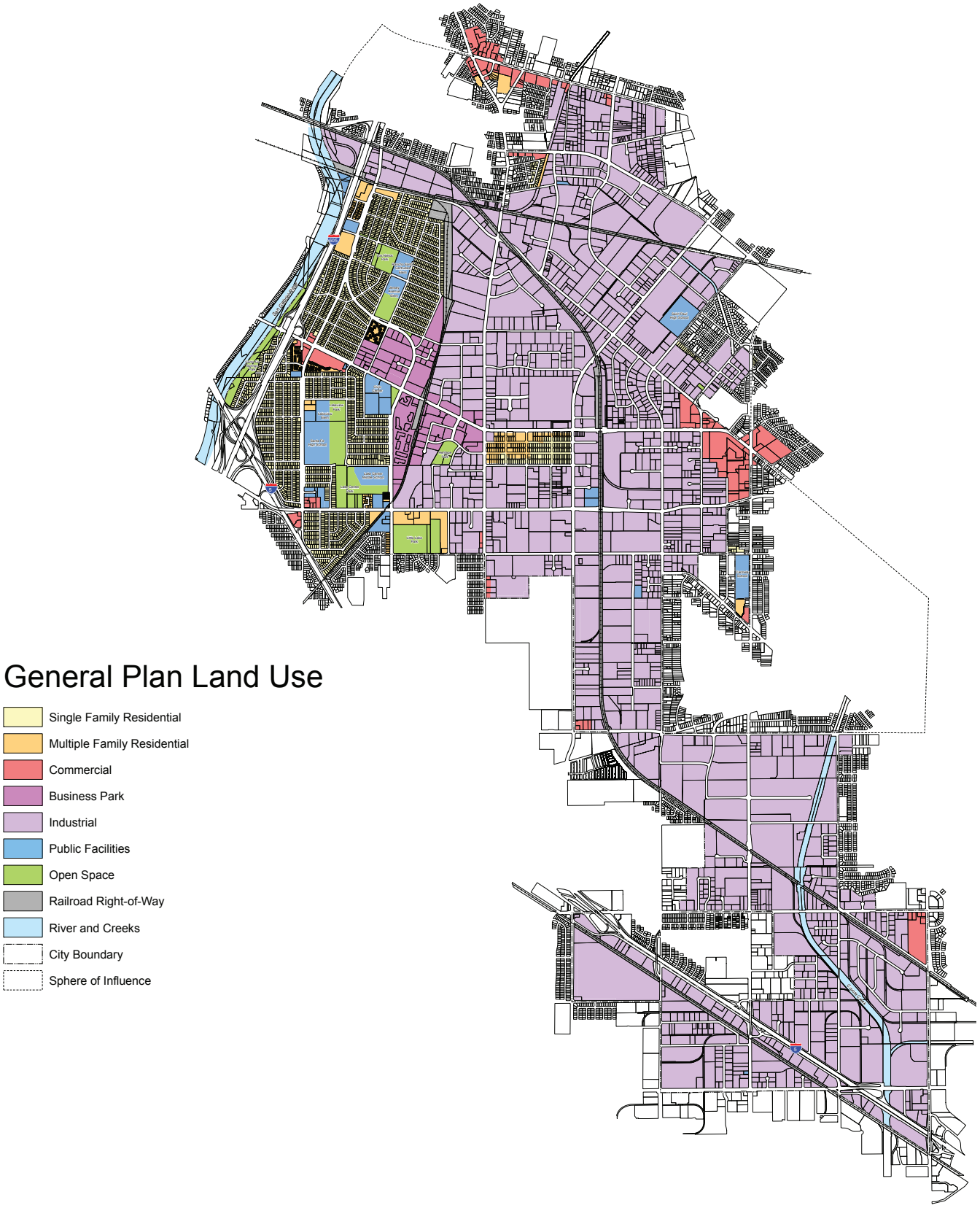
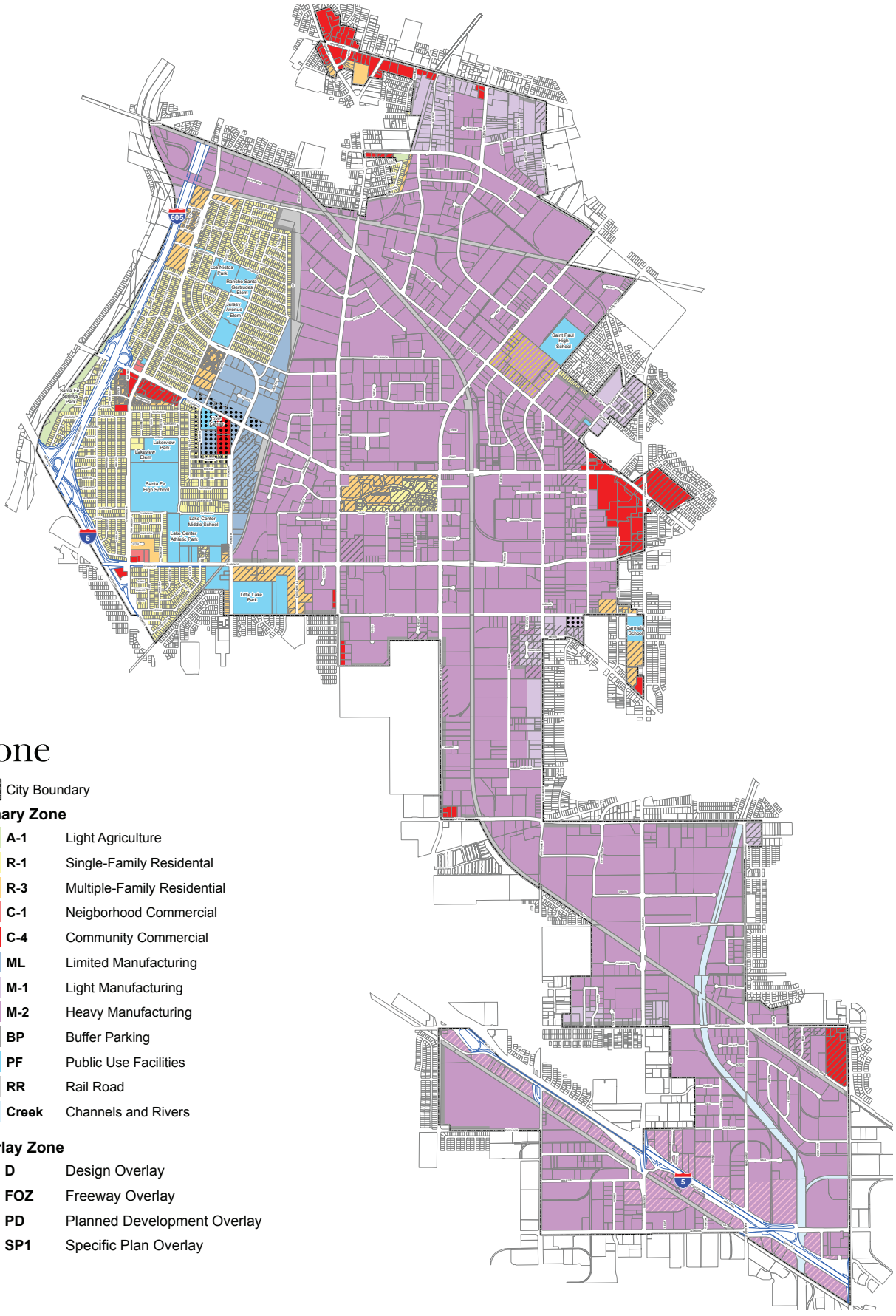


Figure 3-5: Zoning Map



COMMUNITY AND EDUCATIONAL FACILITIES

Public Schools and School Districts

Planning Area residents are served by four school districts: Little Lake City School District, Los Nietos School District, South Whittier School District, and Whittier Union High School District. These school districts operate 13 schools within the Planning Area with nearly 9,000 students enrolled. The ABC Unified and Norwalk-La Mirada school districts do not operate any schools within the Planning Area, but their boundaries overlap industrial areas in the southern part of the City. (see Figure 3-6)

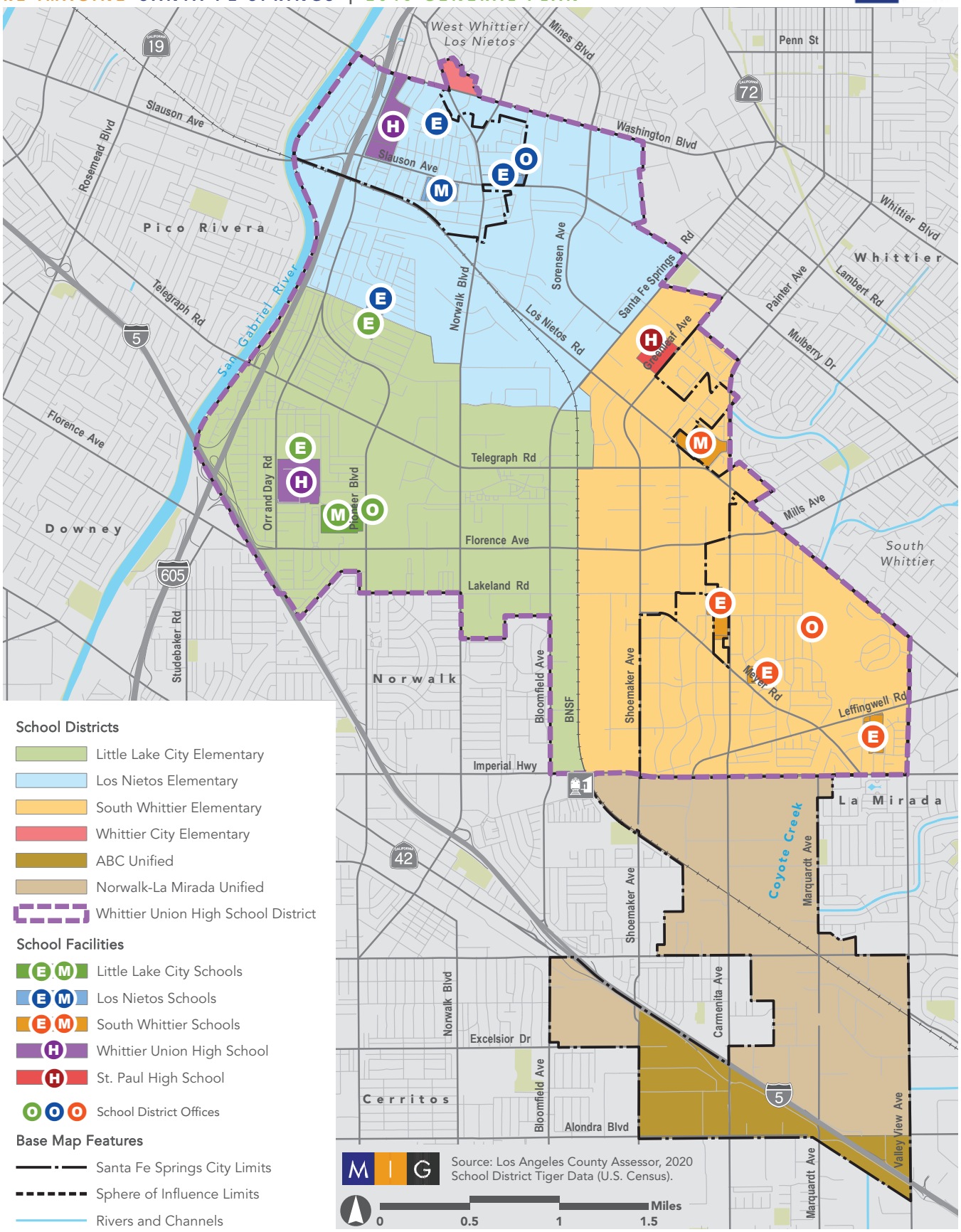
In addition to these public schools, three private schools operate within the Planning Area, including St. Paul High School, Santa Fe Springs Christian School, and St. Pius X Parish School. These schools enroll approximately 800 students.

Table 3-5: Enrollment by School

School Districts and Schools	Student Enrollment (2019-2020)		
	City	Sphere of Influence	Planning Area Total
Little Lake School District			
Jersey Avenue Elementary School	439	--	439
Lakeview Elementary School	523	--	523
Lake Center Middle School	919	--	919
Los Nietos School District			
Ada S. Nelson Elementary School	--	388	407
Aeolian Elementary School	--	414	414
Rancho Santa Gertrudes Elementary School	336	--	336
Los Nietos Middle School	--	355	355
South Whittier School District			
Carmela Elementary School	373	--	373
Loma Vista Elementary School / Monte Vista Middle School	--	798	798
Los Altos School	--	341	341
Richard Graves Middle School	622		622
Whittier Union High School			
Pioneer High School	--	1,181	1,181
Santa Fe High School	2,054	--	2,054
Public Schools Total	**5,266**	**3,477**	**8,762**
Private Schools			
St. Paul High School	532	--	532
Santa Fe Springs Christian School	128	--	128
St. Pius X Parish School	142	--	142
Private Schools Total	**802**	**--**	**802**

Source: California Department of Education, 2020.

Figure 3-6: School Districts and Schools



Community Facilities

Community facilities consist of libraries, learning centers, community centers, and recreational buildings. Many of the community facilities are centrally located at the Santa Fe Springs Civic Center, which includes City Hall, Town Center Hall, the Santa Fe Springs City Library, the Santa Fe Springs Aquatic Center, Soaring Dreams Plaza, the Clarke Estate, and Santa Fe Springs Community Garden.

The City operates one library facility and the William C. Gordon Learning Center, located at the Gus Velasco Neighborhood Center on Pioneer Boulevard (Figure 3-7). The Santa Fe Springs Public Library, established in 1961, offers a wide range of programs for children, teens, adults, and seniors. Both the library and learning center offer internet access and provide free Wi-Fi.

The activity center at the Los Nietos Park includes a fitness facility with weight training and cardio equipment, indoor racquetball courts, a boxing training facility, indoor basketball courts, and locker rooms. Sports leagues and fitness programs, such as youth gymnastics and boxing, are held at the activity center. The Betty Wilson Center, located at Lake Center Athletic Park Athletic Park, houses the Police Services' Family and Youth Intervention Program (FYIP), which provides a range of services to families and youth experiencing relationship and developmental challenges.

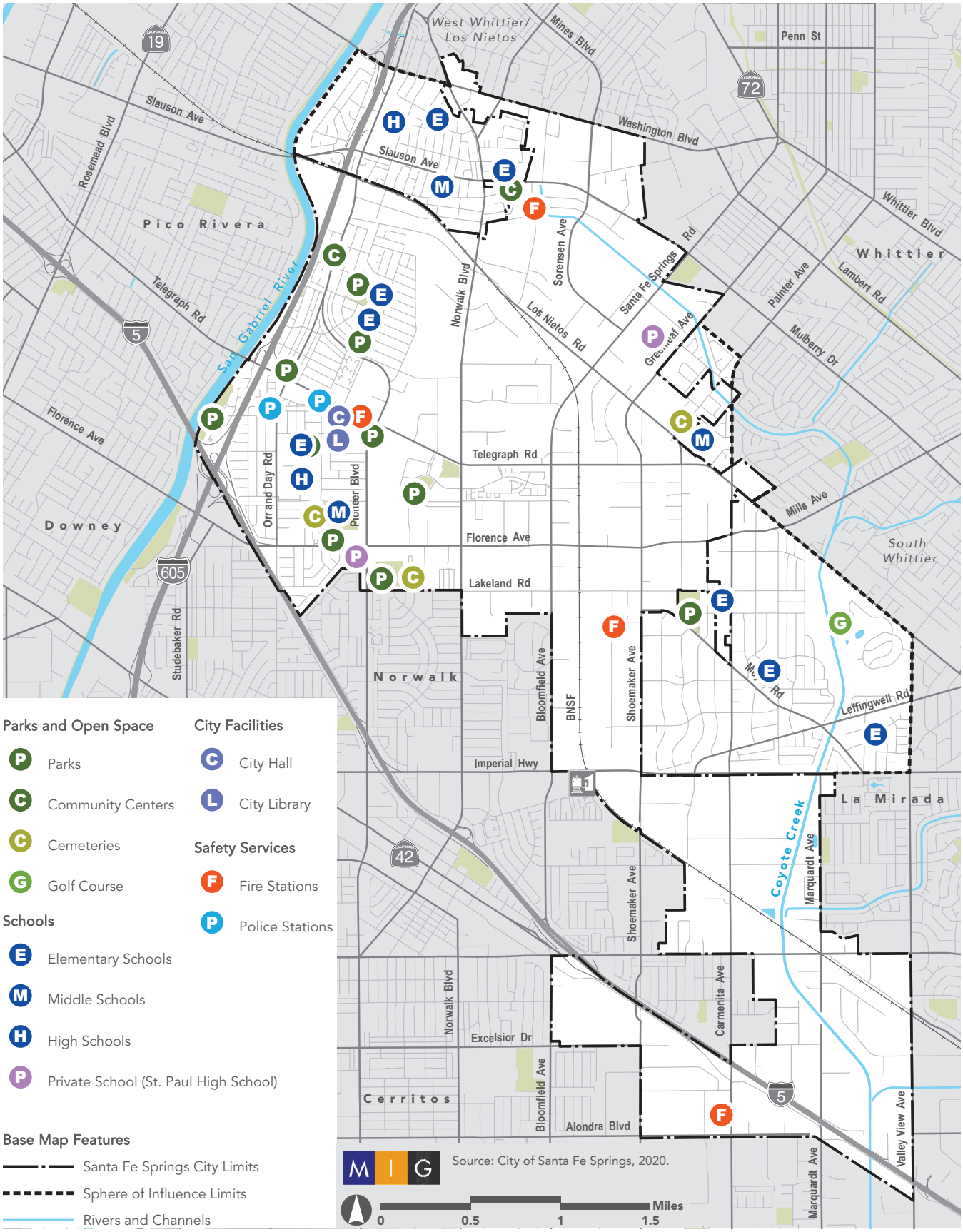
The City provides family, senior, and case management services at the Gus Velasco Neighborhood Center, including outreach, information, and programming for youth, families, and seniors around topics related to family unity, health and wellness, and inter-generational programming. Services include an emergency food pantry, community closet, legal services, notary services, volunteer income tax assistance program, utility assistance program, recreational and educational classes, a computer lab, and the William C. Gordon Learning Center.

Los Angeles County's Workforce Development, Aging, and Community Services Department operates the Los Nietos Community and Senior Center (see Table 3-6). The Center is a multi-purpose facility designed to enhance the community with a range of educational, social, and recreational activities. Center staff coordinate with County departments and non-profit agencies to provide information and referrals, form completion assistance, and translation services. Other services include an exercise room, food bank, resource fairs, community forums, flu shot clinic, and assistance in reporting elder abuse.

Gus Velasco Neighborhood Center

Santa Fe Springs Activity Center

Figure 3-7: Community Facilities



2 Library/ Learning Center

4 Community Centers

1 Aquatic Center

1 Activity Center (Gymnasium)

Table 3-6: Community Facilities

Facility	Location	Amenities and Services
Libraries		
Santa Fe Springs City Library	11700 Telegraph Rd	Computers, coffee shop, technology classes, book groups, story times, events and programs, homework center, Children and Teen Library sections, Spanish Reading Room, and Adult Reading Room
William C. Gordon Learning Center	Gus Velasco Neighborhood Center 9255 S. Pioneer Blvd	Library space, online access computers, books, DVDs, music, senior resources
Community Centers and Facilities		
Betty Wilson Center	Lake Center Athletic Park 11641 Florence Ave	--
Gus Velasco Neighborhood Center	9255 S. Pioneer Blvd	Room and social hall rentals, preschool, senior services
Los Nietos Community and Senior Center (Los Angeles County)	11640 East Slauson Ave	Exercise room, form completion assistance, translation services, food bank, resource fairs, community forums, flu shot clinic
Town Center Hall	11740 Telegraph Rd	Social Hall
Recreational Facilities		
Activity Center	Los Nietos Park 11155 Charlesworth Rd	Gymnasium, racquet ball courts, basketball courts, volleyball courts, fitness facility, locker rooms and showers
Santa Fe Springs Aquatic Center	10145 Pioneer Blvd	Swimming pool, aquatics classes, recreation swim, junior lifeguard program, lap swim, private pool rental, swim lessons, water exercise
Historical Facilities		
Clark Estate (City)	10211 Pioneer Blvd	Historical building and wedding reception venue
Hathaway Ranch Museum (Private)	11901 Florence Ave	Farming, ranching, and oil drilling equipment from the late 19th to the mid-20th centuries
Heritage Park	12100 Mora Dr	Carriage Barn, Tankhouse Windmill Building, and the Plant Consevatory

Source: City of Santa Fe Springs, 2020.

Parks and Recreation

Santa Fe Springs manages 80.3 acres of parkland across 15 parks and recreational facilities, divided into parks, parkettes, and other recreational facilities (see Table 3-7 and Figure 3-8). The park facilities vary in size and amenities, with some that include community facilities within the park. Los Angeles County manages one county park in the City. Candlewood Country Club is a private golf course in the City's Sphere of Influence.

The National Park and Recreation Association (NRPA) provides information about national trends in parkland provision, noting that the standards vary widely depending upon rural versus suburban versus urban locations. NRPA's 2020 NRPA Agency Performance Review reported that a city with a population under 20,000 typically provides between 5.2 to 20.8 acres of parkland per 1,000 residents. In Southern California, a more typical figure is three to five acres of park per 1,000 residents. With a total population of 18,295 in 2020, Santa Fe Springs has 4.7 acres of parkland per 1,000 residents.

80.3

acres of parkland in Santa Fe Springs

4.4

acres of parkland per 1,000 residents

Los Angeles County averages 3.3 park acres per 1,000 persons

Los Nietos Park playground

Table 3-7: Parks and Recreational Facilities

Facility	Type	Acres	Amenities
Santa Fe Springs Recreation Facilities			
City Parks			
Los Nietos Park	Park	11.0	Athletic fields (baseball/softball), basketball courts, children's play area (playgrounds), equipment for use, handball/ racquetball, horseshoe pits, lighted facilities, picnic areas with bbq grills, restrooms, tennis courts, wading pool, child care center
Santa Fe Springs Park	Park	10.8	Athletic fields (baseball/softball), basketball courts, hildren's play area (playgrounds), equipment for use, handball/ racquetball, horseshoe pits, picnic areas with bbq grills, available for rent, playing fields, restrooms, wading pool, parking lot
Santa Fe Springs Athletic Fields	Park	7.0	Athletic fields (baseball/softball), playing fields, playground
Little Lake Park	Park	19.8	Athletic fields (baseball/softball), basketball courts, equipment for use, formal picnic areas, playing fields, children's play area (playgrounds), horseshoe pits, lighted facilities, picnic areas with bbq grills, sheltered picnic area available for rent, wading pool, parking lot
Lake Center Athletic Park	Park	4.5	Baseball/softball fields, basketball courts, play fields, playgrounds, picnic areas
Lakeview Park	Park	6.7	Athletic fields, basketball courts, playground, handball/ racquetball, picnic Areas with BBQ grills, restrooms, wading pool
Parkettes			
Bradwell Avenue Parkette	Parkette	0.2	Playground, turf area, and benches
Davenrich Street Parkette	Parkette	0.1	Playground, turf area, and benches
Longworth Avenue Parkette	Parkette	0.2	Playground, turf area, and benches
Other City Recreational Facilities			
Clark Estate	Historical Site and Events Center	6.0	Historic building, rental facilities
Friendship Park	Passive Green Space	0.2	Monument and passive space
Heritage Park	Historical Site and Passive Green Space	7.5	Carriage Barn Museum, Tankhouse Windmill Building, Plant Conservatory, special event rentals, picnic areas with BBQ grills, restrooms, parking lot
Santa Fe Springs Aquatics Center	Aquatics Facility	2.3	Outdoor swimming pools, indoor swimming pool
Santa Fe Springs Community Garden	Community Garden	2.0	Gardening parcels for rent, equipment for use, picnic area

Facility	Type	Acres	Amenities
Soaring Dreams Plaza	Passive Green Space	2.0	Bronze statues and open lawn
Santa Fe Springs (City) Total		**80.3**	
Other Recreation Facilities - Sphere of Influence (SOI)			
Amelia Mayberry Park	Los Angeles County Park	14.4	Athletic fields (baseball/softball), basketball courts, senior center, barbecues, playgrounds, community gardens, fitness par courses, fitness zones, formal picnic areas, picnic tables, splash pads
Candlewood Country Club (Private)	Private Golf Course	83.0	Clubhouse and Golfcourse
Other Recreation Facilities (SOI) Total		**97.4**	

Source: City of Santa Fe Springs, 2020.

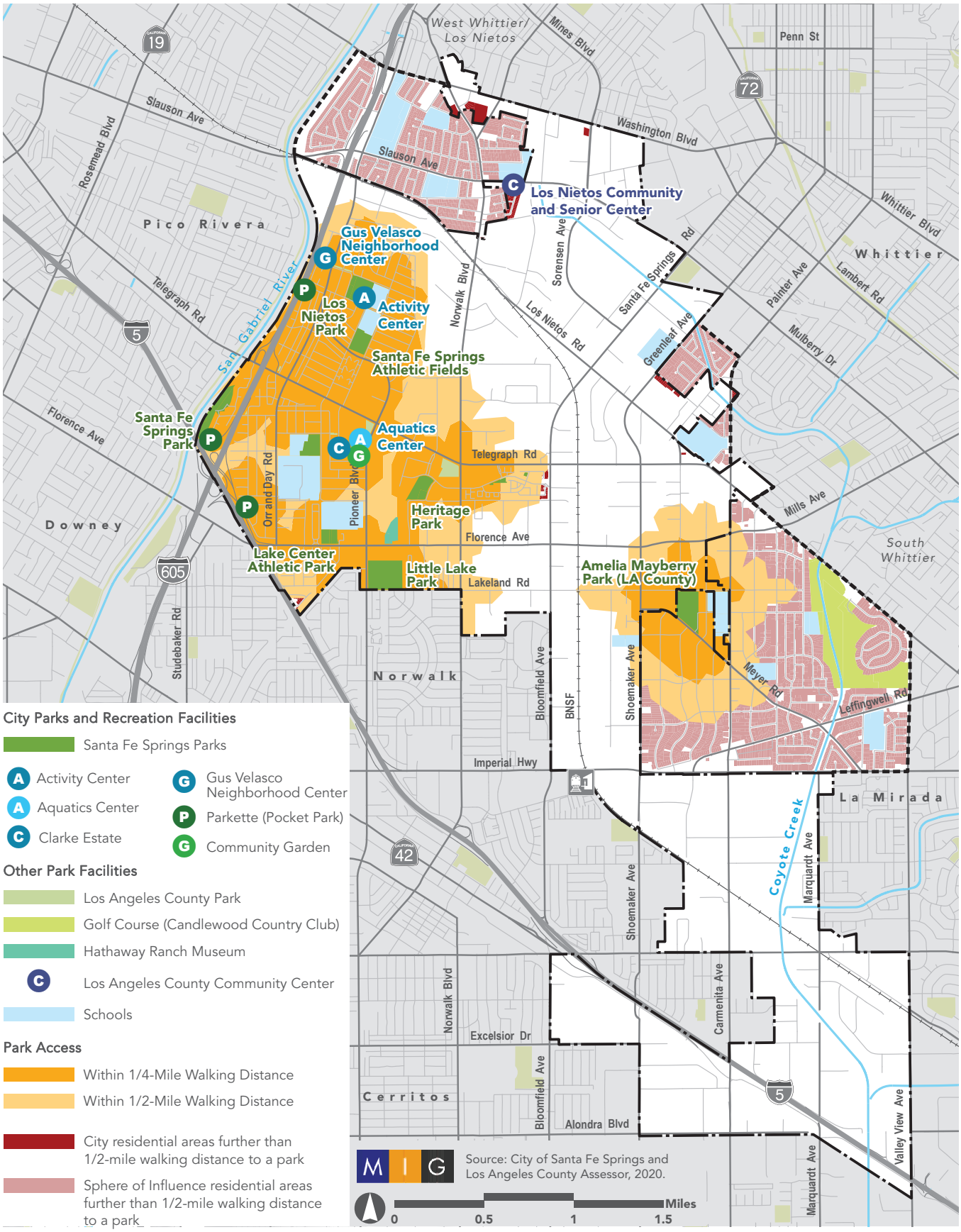
Park Access

Since 2010, park and recreation planning best practices have evolved to be more flexible and include community participation to ensure metrics and standards that are locally relevant. Many agencies now measure parkland service and distribution by evaluating how many of their residents live within a 10-minute walk, or one-half mile, of a park. Figure 3-8 illustrates how this concept applies in Santa Fe Springs. Seventy-seven percent of City residents live within one-quarter mile—or a five-minute walk—of a City or county park, and 91% of City residents live within one-half mile, or a 10-minute walk.

Small residential developments along the edges of the City's boundary, including those near Norwalk Boulevard, Slauson Avenue, Greenleaf Avenue, and Carmenita Avenue, are not within walking distance to a park. These areas represent less than 10% of the City's total population and are in areas designated as Disadvantaged Communities.

Residents within adjacent County unincorporated areas appear to enjoy less access to parks, with only 7% of residents within a five-minute walk and 15% living within one-half mile. Nearly 80% do not live within one-half mile from a park. West Whittier/Los Nietos and portions of South Whittier Sphere of Influence areas include limited walking access to parks. These areas are also designated as a Disadvantaged Communities.

Figure 3-8: Parks and Recreational Facilities



City Parks and Recreation Facilities

- Santa Fe Springs Parks
- A Activity Center
- A Aquatics Center
- C Clarke Estate
- G Gus Velasco Neighborhood Center
- P Parkette (Pocket Park)
- G Community Garden

Other Park Facilities

- Los Angeles County Park
- Golf Course (Candlewood Country Club)
- Hathaway Ranch Museum
- C Los Angeles County Community Center
- Schools

Park Access

- Within 1/4-Mile Walking Distance
- Within 1/2-Mile Walking Distance
- City residential areas further than 1/2-mile walking distance to a park
- Sphere of Influence residential areas further than 1/2-mile walking distance to a park

Park and Recreation Programs

The City's Parks and Recreation Services Division offers a wide range of park and recreation programs for families and community members of all age groups, including community events, aquatics programs, and active, artistic and educational classes. City events and programs are announced in the Santa Fe Springs Activities, Class Schedule & Programs quarterly publication.

The City hosts free and low-cost events year round, which are promoted across multiple channels of communication. The Aquatics Center offers programs and activities during the summer. Programs include aquatic classes, water exercise programs, a junior lifeguard program, and a teen swim party. The Park and Recreation Services Division provides camp opportunities for children year round. The City's Family Camp allows families to travel together and enjoy the Lake Arrowhead area. The City also hosts Spring and Summer Camps for youth locally.

Community Events

Aquatics Center

Recreational programming at Activity Center

The City offers active, artistic, and educational classes aimed to engage the community in new activities. There are classes for all age groups, from very young children to seniors. In its quarterly publication, the City organizes its programs into the following categories: City activities and events, family fun excursions, preschool and child care, city sports, teen programs, youth fitness, fitness and enrichment, the Aquatic Center, family and human services, and older adults 50+. Examples from the City of Santa Fe Springs Activities, Class Schedule & Programs Fall 2019 publication are listed below; this list is not comprehensive.

- **City Activities and Events.** Annual Pow Wow, Blazing Tees Charity Golf Tournament, Pumpkin Carving and Haunted House, and Fiestas Patrias and Art Fest
- **Family Fun Excursions.** Los Angeles County Fair, End-of-Summer Concert, First Friday, Food and Films from Around the World, Creepy in the Park after Dark, STEAM Storytime and Lego Workshops
- **Preschool and Child Care.** Preschool Storytime at the Library and Bilingual Storytime
- **City Sports.** Adult Softball, Youth Soccer and Nerf Football Clinic
- **Teen Programs.** Family Fajitas, Parent Night and Open House, Rocktober and Halloweek
- **Youth Fitness.** Boxing and Gymnastics
- **Fitness and Enrichment.** Beauty Makeup & the Basics, Boot Camp, Piano, Country Line Dancing and Yoga
- **The Aquatic Center.** Adult Lap Swimming and Water Exercise
- **Family and Human Services.** Case Management, Covered California, Legal Services, Gus' Kitchen, The Whole Child, Notary Services and Water Discount Program
- **Older Adults 50+.** Masquerade Dance, Disco Dance, Scare Dare Game Show, Latin Dance Cardio, Movin' N' Groovin', Yoga, Older Adult Painting, Bingo! and Café y Charlas

The City's Parks and Recreation Division oversees three committees: Parks and Recreation Advisory Committee, Sister City Committee, and Youth Leadership Committee, with all members being City residents. The Parks and Recreation Advisory Committee (PRAC), with 25 members appointed by the City Council, serves as an advisory body for programs, events and services run by the Parks and Recreation Services Division. The PRAC also makes formal recommendations to the City and Council around City policy and projects.

The Sister City Committee provides summer exchanges with Santa Fe Springs' Sister City of Tirschenreuth, Germany for youth ages 15 to 18. Youth ages 15 to 18 who attend Santa Fe High School, Pioneer High School, or St. Paul High School and maintain a grade point average of 2.5 or higher are eligible to join the "Santa Fe Springs Young Ambassadors Association," which meets once a month and plans and conducts fundraisers to earn money for their trip to Germany. The trip to Germany takes place every other year on odd years.

The Youth Leadership Committee (YLC) aims to foster greater involvement in the community and municipal government among youth. The YLC provides guidance on youth-related programs and services in Santa Fe Springs. The YLC has 20 members appointed by the City Council.

In response to the 2020 COVID-19 pandemic, the City initiated new programs to provide indoor activities. Parks and recreation services staff rolled out the "Rec N Roll Patrol" program to deliver "Safe at Home" recreation kits and outdoor chalked art areas to City residents.

Key Considerations

- With nearly 80 acres of parkland the City manages, the residents enjoy nearly five acres of parkland per 1,000 residents, much higher than the County average of three acres per 1,000 residents.
- The core residential areas between north and south of Telegraph Road generally have good walking access to park facilities; the SOI and some Disadvantaged areas are not accessible to parks.
- Recreational programming is a strong component of the City's recreational system offering a diverse array of activities at many community facilities.

CULTURAL RESOURCES

Historical Context

Santa Fe Springs has a long and rich history, evolving from its early period as an agricultural community to its current form as an industrial city. The following highlights key moments in the City's history.

Before the arrival of Spanish settlers in the 1700s, the area that would later become Santa Fe Springs consisted of Tongva People that inhabited a village called Sejatnga near the current City of Whittier and the San Gabriel River. By 1806, the Tongva were providing labor for Spanish missions. The area was part of the early Spanish rancho of Jose Manuel Nieto, the holder of the largest Spanish land grant in California, stretching from the Pacific Ocean to the Puente Hills. Puente Hills, located in an unincorporated area just north of the City of Whittier, contains archaeological and paleontological resources that pre-date Spanish and Mexican land grants, dating back thousands of years and reflecting Native American settlement patterns.

Los Nietos Township

A Spanish Land Grant to Jose Manual Nieto in 1784 marked the arrival of Europeans. According to Colonel J.J. Warner, the community of Los Nietos had 200 residents in 1836. In 1867, a post office, two stores, a schoolhouse, and a saloon were established. The principal crops and livestock were corn, barley, beans, sheep, and hogs.

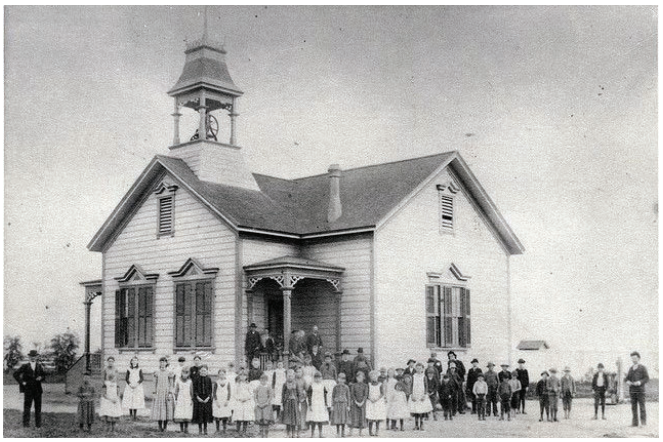
Fulton Wells

In 1874, Dr. James E. Fulton discovered a sulfur spring and developed a health spa and small hotel in present-day Santa Fe Springs, generating a modest tourism industry. The community was called Fulton Wells.

Railroads

The Atchison, Topeka & Santa Fe Railway purchased land from Dr. Fulton in 1886 to develop a railroad line from Los Angeles to San Diego. The City's name derives from the Atchison, Topeka & Santa Fe Railway combined with the springs Dr. Fulton discovered. The arrival of German immigrants and the establishment of a Quaker Colony resulted in the establishment of the adjacent town of Whittier. In the 1890's, the Southern Pacific Railroad built a train depot in Whittier, branching off from its main line in Santa Fe Springs. The Southern Pacific Railroad's Whittier line served commuters between Los Angeles, Huntington Park, and intermediate communities, passing through Santa Fe Springs on its way to the Whittier depot. The Pacific Electric Railway's La Habra-Yorba Linda line opened in 1911 with a bridge crossing the San Gabriel and the electrical substation located near Norwalk Boulevard, both which are still intact as of 2020. This line later closed in 1938 due to poor ridership.

The service of three railroad systems contributed to Santa Fe Springs' regional prominence as an industrial and manufacturing hub. In 1914, Los Nietos was described in the Los Angeles Times as "strategically located as a manufacturing center with railways, water, and electric current." All three rail lines came together at Los Nietos Junction.



Little Lake Schoolhouse, Florence Avenue, 1892

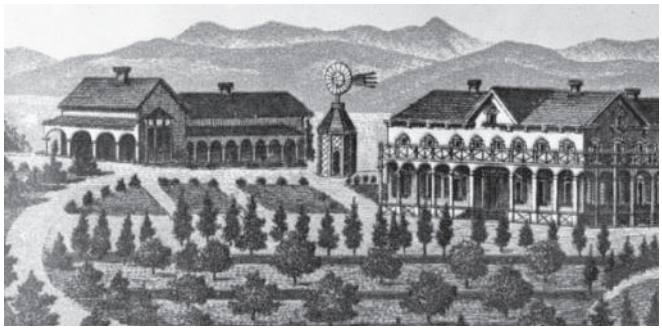
Santa Fe Springs home, circa1890s

Oil

In 1907, a local sheepherder, Marius Meyer, invited Union Oil Company to poke around his land in search for oil. After two unsuccessful wells, the third well started flowing at 3,000 barrels a day, near the intersection of Norwalk Boulevard and Telegraph Road, nearly 10 years after Mr. Meyer's invitation. Another rancher, Alphonzo Bell, was also certain oil was on his land. Standard Oil declined his request to search for oil on his ranch, citing Union Oil's early issues on Mr. Meyer's property. It was later determined that two-thirds of Bell's property were atop one of the world's richest pools of oil. In 1921, the Union-Bell well set off an oil rush by major oil companies with a 2,500-barrel gusher. Within a year, the Santa Fe Springs oil field was considered one of the richest sources of oil in petroleum history. Oil remained Santa Fe Springs' primary economic driver into the 1980s.

Telegraph Road and Norwalk Boulevard, 1921

Oil well field, circa 1920s



Fulton Wells Santitariium illustration, circa 1800s

Pacific Electric street car, 1938

Telegraph Road and Orr & Day Road shopping center, 1961

Telegraph Road and Norwalk Boulevard, 1957

Historical Points of Interest

Santa Fe Springs' historical points of interest are listed below and shown on Figure 3-9.

- **Clark Estate.** Famed architect Irving Gill built the Clarke Estate for Chauncey and Marie Rankin Clarke between 1919 and 1921. The 8,000-square-foot residence is built around a central courtyard decorated with Tuscan-style columns and arches, on 60 acres of citrus groves. The Clarkes lived at the estate briefly as they were annoyed by the discovery of oil close to their home. Many of Irving Gill's buildings have been destroyed across Southern California; thus, the Clarke Estate represents a unique resource. The Clark Estate was listed on the National Register of Historic Places in 1990.
- **Hathaway Ranch Museum.** The Hathaway Ranch Museum is a private museum holding farming, ranching, and oil drilling equipment from the late 1800s to the mid-1900s. The museum provides hayrides, antique engine demonstrations, and tours.
- **Heritage Park.** Heritage Park is a six-acre, reconstructed ranch estate from the late 1800s. The park is located within a corporate center and features a museum and railroad exhibit. The park is currently operated by the Santa Fe Springs City Library and available by reservation.
- **Historical Railroad Exhibit**. The Historical Railroad Exhibit located at Heritage Park presents a cross-section of local railroad history. The exhibit uses a restored No. 870 locomotive and historical railroad equipment and buildings to demonstrate the importance of the railroad to the Southern California region.

The nearby cities of Norwalk and Whittier also feature historical buildings, museums, and neighborhoods demonstrating the area's cultural and economic history. The City of Norwalk maintains the D.D. Johnston-Hargitt House Museum and Gilbert Sproul Museum, both of which display historical artifacts and heirlooms donated by local families prominent in the 19th and 20th centuries. Whittier's Historic Uptown includes many structures dating back to the late 1800s and early 1900s, and

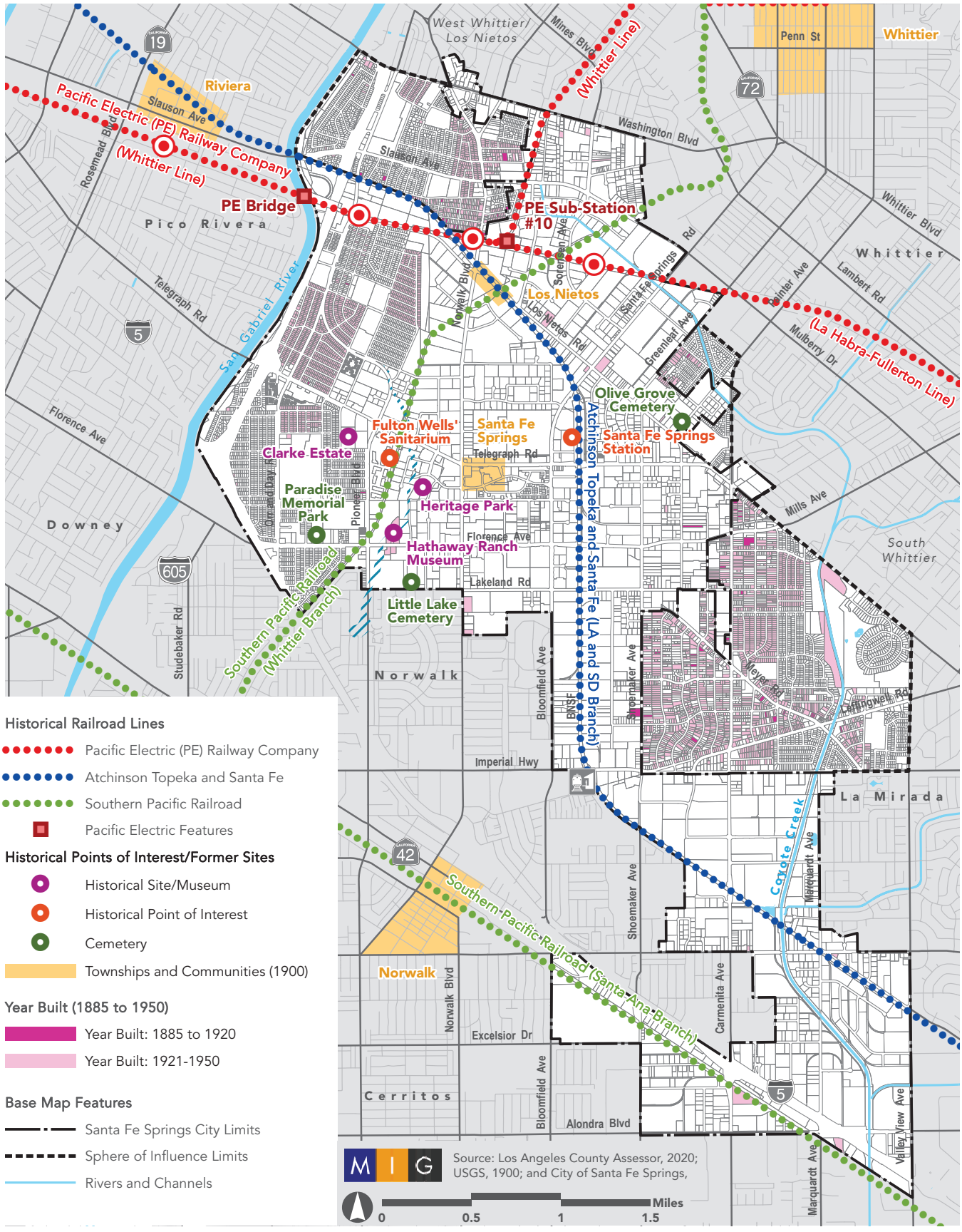
Clark Estate

Hathaway Ranch Museum

Heritage Park - The Plant Conservatory

Historica Railroad exhbit

Figure 3-9: Historical Context



Telegraph Road and Clark Estate with oil fields in the background, circa 1920s

structures built in the 1930s and 1940s are concentrated in the western area of Whittier.

Key Considerations

- The City owns and operates the historically significant Clarke Estate, designed by master architect Irving Gill.
- Heritage Park is a park that showcases its historic past with many historic buildings, railroad exhibit, Tongva exhibit, and educational experiences.
- Santa Fe Springs does not currently have a historic preservation ordinance nor has it enacted policies aimed at protecting privately owned, historic resources.
- There are no comprehensive surveys or inventoryies that identify any potential locally-significant historic resources.

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CHAPTER 4: TRANSPORTATION AND INFRASTRUCTURE

EXISTING CONDITIONS TECHNICAL REPORT

Re-Imagine Santa Fe Springs

2040 GENERAL PLAN

CHAPTER 4: TRANSPORTATION AND INFRASTRUCTURE

EXISTING CONDITIONS TECHNICAL REPORT

INTRODUCTION

This chapter discusses the condition of transportation, water, wastewater, and stormwater infrastructure systems in Santa Fe Springs and how the systems are used. The Transportation section examines roadway, public transit, bicycle and pedestrian, local freight systems, and operating traffic conditions in terms of vehicle miles traveled (VMT) and levels of service (LOS). The Infrastructure section addresses water, wastewater, and stormwater systems.

TRANSPORTATION

This section documents the baseline 2020 transportation system serving the City of Santa Fe Springs, including an inventory of the overall transportation environment for auto, transit, freight, and bicycle and pedestrian networks, vehicle collision history, and roadway operations analysis. The existing conditions data were compiled from information provided by the City of Santa Fe Springs, available plans and studies, field observations, and field data collection.

Demographic/Growth Forecasts

For regional planning purposes, Santa Fe Springs is part of the Southern California Association of Governments (SCAG) region. SCAG is a multijurisdictional organization that forecasts and plans for growth for the six-county region of Los Angeles, Riverside, San Bernardino, Orange, Ventura, and Imperial counties. Table 4-1 below presents growth forecasts for the City of Santa Fe Springs according SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Santa Fe Springs is an employment destination, with nearly 50,000 jobs in the City. Over the next 15 years, SCAG estimates the number of jobs will remain close to 2020 levels, while households and population will increase by 12% to 13%, representing a growth rate of about 0.85% per year. Given that the City is projected to support an increase in people living in the City by 2035, this creates an opportunity to improve the transportation network to prioritize the safe movement of people.

Table 4-1: Growth Forecasts

Demographic	2020	2035	Percent Change
Population	17,900	20,300	13%
Households	5,200	5,800	12%
Employment	49,600	50,500	2%

Source: Regional Transportation Plan/Sustainable Communities Strategy: Demographics and Growth Forecasts Appendix, SCAG, 2020.

Looking west along Telegraph Road at Norwalk Boulevard

Vehicle Ownership and Travel Modes

Most households in the City of Santa Fe Springs own at least one vehicle, with 31% owning one vehicle, 30% owning two vehicles, and a majority—32%—owning three or more vehicles. Only seven percent of households do not own a vehicle . For trips to work, 83% of people drive alone, 10% carpool, and one percent take public transportation. This creates an opportunity for the City to invest in active transportation and transit infrastructure to reduce overall vehicle ownership and increase commute trips other than those in a personal vehicle to promote human and environmental health.

Regulatory Framework

The 1994 General Plan Circulation shapes the local transportation planning and drives decision-making regarding circulation. The Active Transportation Plan, which is under development as of August 2020, will identify opportunities to improve conditions for walking and biking in Santa Fe Springs.

83%
commute to work alone

10%
carpool to work

1%
use transit to travel to work

General Plan Circulation Element

The Santa Fe Springs General Plan Circulation Element, adopted in 1994, identifies long-term comprehensive strategies for accommodating all travel modes. The Circulation Plan documents the general location and effectiveness of roadways, including streets, highways, and transit routes. The element does not, however, use a coordinated approach to accommodating all travel modes and leans heavily toward policies that support the efficient movement of motor vehicles. This approach was typical for its time and reflected the highly industrial nature of the City and the necessity of moving truck traffic safely.

Active Transportation Plan

The Active Transportation Plan, or ATP (in process as of mid-2020), represents a commitment by Santa Fe Springs to elevating walking and biking as key travel modes as the City prioritizes a shift from the auto-centric approach of the past. The ATP sets forth four goals: 1) increase safety and health, 2) improve access and comfort, 3) reduce household transportation costs, and 4) identify, develop, and maintain a complete and comfortable active transportation network.

Traffic Commission

The Santa Fe Springs Traffic Commission serves in an advisory capacity to the City Council in matters relating to traffic control and public safety. The Commission reviews traffic bureau reports, traffic and collision data, traffic signal and stop sign changes, street improvements, curb striping changes, and parking restrictions.

Existing Transportation System

Santa Fe Springs is located near confluence of Interstate 5 (I-5) to the south and Interstate 605 (I-605) to the west, with close access to Whittier Boulevard (SR-72) to the north and Rosemead Boulevard (SR-19) to the east. Many of the major roadways within the City provide freight access to industrial areas. According to 2017 U. S. Census data, 62% of jobs in the City were in the construction, manufacturing, or wholesale trade industries. These industries tend to rely on freight, delivery, and other larger vehicles to conduct business. The industrial uses form the center core of the City, with residential neighborhoods, schools, and parks generally located along the perimeter.

Planned Street Classifications

This section describes the planned street classification network as identified in the 1994 General Plan Circulation Element. Planned street classifications are illustrated in Figure 4-1.

Freeways

I-605 runs along the northwestern border of Santa Fe Springs, extending from the community of Rossmoor and Seal Beach in Orange County to the south to Baldwin Park in Los Angeles County to the north. Within the City, Telegraph Road, Slauson Avenue, and Washington Boulevard provide primary access to I-605. I-5, on the southwest City boundary, is a major interstate highway providing north-south connectivity to Los Angeles, Anaheim, and Irvine, and as far north as Washington state. Florence Avenue is the primary access roadway to I-5 and the I-605/I-5 interchange.

Major Arterials

Major Arterials are designed to move large volumes of traffic through the community. Most of the arterial roadways have four to six lanes, with a two-way left-turn lane. Telegraph Road has a raised median instead of a dedicated left-turn lane, with turns permitted at specific intersection and driveways. Traffic signals are the primary traffic control on arterials within the City. Major Arterials include:

- Washington Boulevard
- Slauson Avenue
- Telegraph Road
- Norwalk Boulevard
- Orr and Day Road
- Pioneer Boulevard
- Santa Fe Springs Road/Bloomfield Avenue
- Carmenita Road
- Imperial Highway
- Rosecrans Avenue
- Alondra Boulevard
- Valley View Avenue

Secondary Arterial

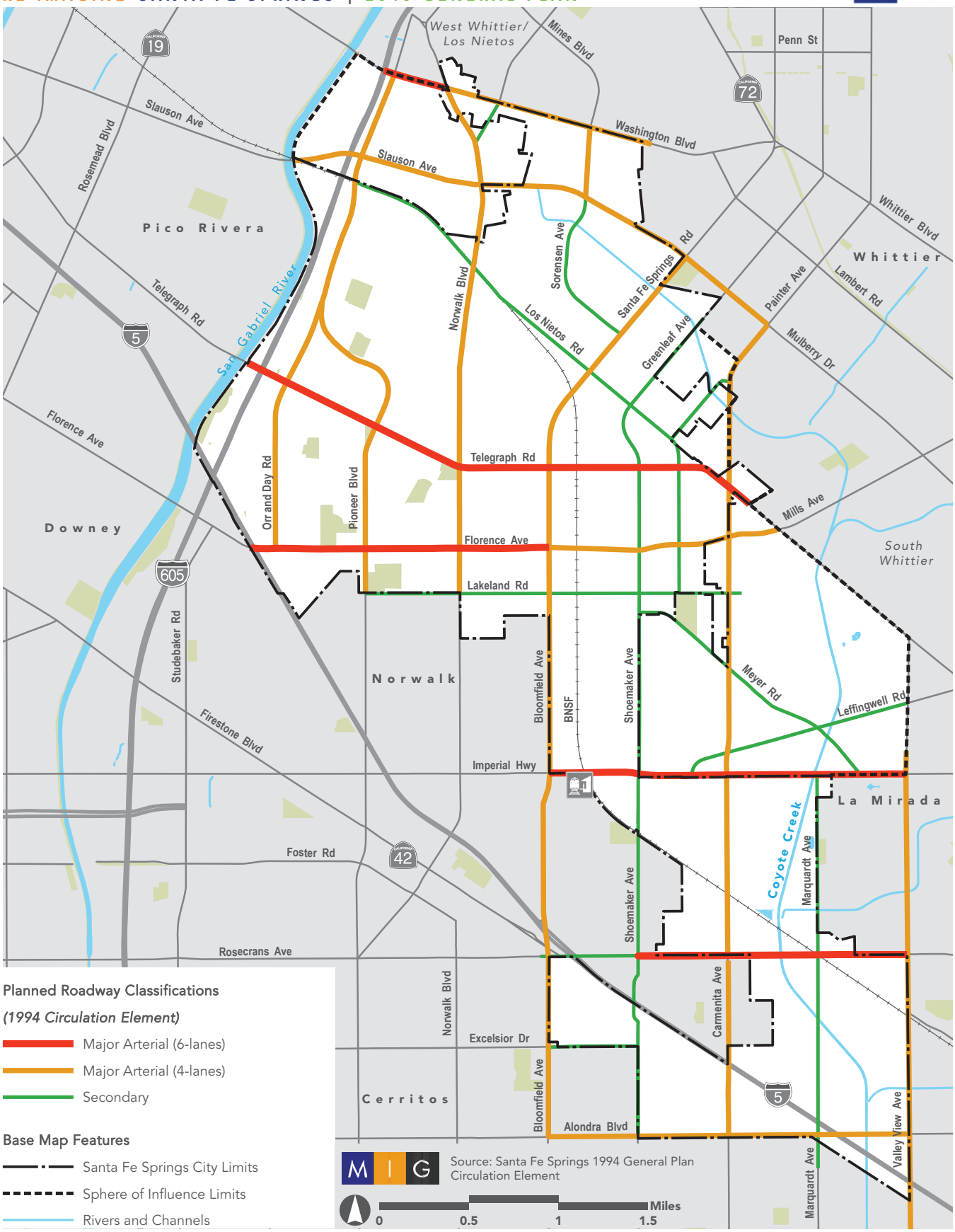
Secondary roadway's primary function is to provide connectivity between commercial and industrial areas. These roadways are generally located in the eastern part of the City—south of Imperial Highway—and include portions of Leffingwell Road, Shoemaker Road, and Foster Road. These roadways are generally wider, providing mobility for freight vehicles, and are generally one to two lanes in each direction. Secondary Arterials include:

- Sorenson Avenue
- Los Nietos Road
- Greenleaf Avenue
- Shoemaker Avenue
- Painter Avenue
- Meyer Road
- Leffingwell Road
- Foster Road
- Lakeland Road
- Marquardt Avenue

Local Streets

Local streets provide access to and from residential neighborhoods and generally provide one travel lane in each direction with on-street parking permitted on both sides of the street. These roadways are primarily located on the western and southeastern part of the City. Most local streets have a posted speed limit of 25 mph.

Figure 4-1: Planned Street Classification



Roadway Improvements

I-5 Freeway Expansion Project

The California Department of Transportation (Caltrans) is investing $1.9 billion dollars to improve southern segments of I-5 (the Santa Ana freeway) between the Orange County line and I-605 (the San Gabriel River freeway). Improvements will enhance safety, add traffic lanes, encourage ridesharing through new high occupancy vehicles (HOV) lanes, decrease surface street traffic, and help improve air quality .

Construction began in 2016 to improve the Valley View Avenue Interchange, which will add new HOV and mixed-flow lanes on I-5 between Artesia Boulevard and North Fork Creek. Three bridges will be reconstructed as part of the project, including one at Valley View Avenue, which will also incorporate a new railroad overpass. Construction is expected to be completed by late 2021.

The Florence Avenue Widening Project, which widens Florence Avenue between Orr and Day Road to Pioneer Boulevard, will provide additional eastbound and westbound travel lanes to accommodate a total of three travel lanes in each direction. Sidewalk, curb ramp, and supportive transit infrastructure will also be improved. Construction is expected to be completed by 2020.

Projects completed as of 2019 include a fourth freeway lane on northbound I-5 from Alondra Boulevard to Orr and Day railroad overpass, Carmenita Road overcrossing expansion, Alondra Boulevard overcrossing expansion, and elements of the Imperial Highway/Pioneer Boulevard project, including HOV expansion on I-5 and Imperial Highway and Pioneer Boulevard under-crossings.

Planned Roadway Improvements

The vehicle overpass on Rosecrans Avenue at Marquardt Avenue will allow elevated crossing of the BNSF railway tracks. This intersection was identified by the California Public Utilities Commission as one of the most hazardous crossings in the State. Construction is expected to be complete by 2023 .

Florence Avenue Interchange Project

Public Transportation System

The public transportation system in Santa Fe Springs provides non-auto options for commute, utility, and recreational travel, with connections to downtown Los Angeles, LAX, and other regional cities and destinations. This section describes the transit agencies serving Santa Fe Springs and the transit routes and services available to the community.

Transit Agencies

The City of Santa Fe Springs is served by a number of bus, commuter rail, and shuttle and paratransit services. The following agencies provide regional connectivity, providing an alternative to driving a personal vehicle.

- **Metrolink.** Metrolink is a commuter rail system that consists of 62 stations operating on 534 miles of rail network throughout Southern California, with key connections to most major cities. Metrolink operates seven different rail lines, with the Norwalk/Santa Fe Springs Station serving two lines: 91/Perris Valley Line and Orange County Line. Regular one-way fares range from $3.50 for destinations within a short distance to $16.75 for destinations within a longer distance. Discounts can be appllied to seniors, disabled, students, and actively military personnel.
- **Los Angeles County Metropolitan Transportation Authority (Metro).** Metro provides rail and bus service throughout Los Angeles County, with a number of express and regular bus routes serving Santa Fe Springs. Fare starts at $1.75 (as of 2020), with daily, weekly, and monthly passes available, as well as a LIFE monthly low-income pass.
- **Norwalk Transit.** Norwalk Transit provides fixed-route and paratransit service in Santa Fe Springs, Norwalk, Artesia, Bellflower, Cerritos, La Mirada, La Habra, Whittier, and areas of unincorporated Los Angeles County. The agency serves nearly 6,300 passengers each weekday on the six transit routes. Fares start at $1.25 (as of 2020) with discounts for students/youth and seniors.
- **Montebello Bus Lines.** Montebello Bus Lines provides bus and dial-a-ride services to residents of Montebello and neighboring cities, operating 24 hours a day, seven days a week. The agency operates the Washington Boulevard line with stops at Norwalk Boulevard and Broadway at Santa Fe Springs northern city limits. Fares start at $1.10.

Fixed-Routes Bus Service

The City is served by the Metro, Foothill Transit, Montebello Bus Lines, and Norwalk Transit System transit agencies. Bus transit generally runs every 30 to 45 minutes during the peak periods, with certain routes such as Norwalk route 7 and Metro routes 62 and 460 running every 25 minutes or better. Generally, transit users prefer reliable wait times of less than 15 minutes when making trip choices. Table 4-2 outlines the routes serving Santa Fe Springs and peak transit frequency. Figure 3 shows route pathways through Santa Fe Springs.

As shown in Figure 4-3, Metro bus stops along Telegraph Road have the highest number of average daily boardings. The corridor serves multiple transit routes, including Norwalk Transit routes 1 and 3, as well as Metro routes 62 and 120. Additional transfer opportunities are located on Bloomfield Avenue and Telegraph Road, Norwalk Boulevard and Telegraph Road, and Pioneer Boulevard and Orr and Day Road, which have some of the highest ridership stops for Metro and highest daily ridership transit routes within the City. Outside of the Telegraph Road transit corridor, the Alondra Boulevard and Valley View Avenue intersection has a high number of average daily boardings, likely due to the multiple Metro routes serving the intersection.

3,860

daily weekday average riders use Metro Line 62 along Telegraph Road in 2018

Table 4-2: Transit Service in Santa Fe Springs

Route	Origin	Destination	Peak Frequency
Metrolink			
Perris Valley Line	Downtown LA	Perris Valley	40 mins
Norwalk Transit			
Route 1	Rio Hondo College	Bellflower	30 mins
Route 3	Gateway Plaza	Norwalk and 166th	60 mins
Route 4	Imperial Highway	Metrolink Station	40 mins
Route 5	Green Line Station	La Mirada	45 mins
Route 7	Green Line Station	El Monte	25 mins
Montebello Bus Lines			
Route 50	Downtown LA	Whittier/La Mirada Center	65 mins
LA Metro			
Route 62	Downtown LA	Hawaiian Gardens	20 mins
Route 120	LAX Station	Whittwood Center	40 mins
Route 128	Compton Station	Cerritos Town Center	40 mins
Route 460	Downtown LA	Disneyland	25 mins
Route 577	El Monte Station	Long Beach	45 mins

Source: Metrolink, Norwalk Transit, LA Metro, 2020.

Metrolink

Metrolink's Norwalk/Santa Fe Springs station is located on Imperial Boulevard east of Bloomfield Avenue. The physical station is located within the City of Norwalk, with a pedestrian bridge crossing over the tracks to connect to a surface vehicle parking lot located in Santa Fe Springs. The station has 630 commuter parking spaces available for Metrolink riders at daily and monthly fees. Metrolink's fares are based on the total distance travelled determined by a passenger's origin and destination, with monthly passes and discounted rates for seniors, students/youth, and active military. Long- and short-term bicycle parking is available in bike lockers and racks for users to make the first/last mile to transit without a motor vehicle. The Norwalk Transit System service facilities are located adjacent to the station.

Shuttles and Paratransit

Santa Fe Springs, as of 2020, provides shuttle service to transit-dependent residents for transportation to medical institutions and to deliver meals to residents. Transportation to medical and dental appointments is available to residents age 60 and older, as well as for persons with disabilities. The coverage area includes areas within Santa Fe Springs, as well as to Downey, Norwalk, Pico Rivera, Santa Fe Springs, and the Bellflower Kaiser medical facility during weekdays.

Shuttle service is also provided to assist seniors, youth, and disabled groups with subsidized excursions to attend educational, recreational, or cultural events. Trips funded through this program are open to the general public.

Proposed Transit Services

Metro Eastside Corridor Phase 2

As of 2020, Metro is evaluating the Eastside Transit Corridor Phase 2, an extension of the Metro L Line (Gold) further east from its current terminus at Atlantic Station (Pomona Boulevard/Atlantic Boulevard) in East Los Angeles through the cities of Commerce, Montebello, Pico Rivera, Santa Fe Springs, and Whittier. The proposed line would travel south along Atlantic Boulevard underground from the current Metro L Line (Gold) terminus at Atlantic Boulevard Station to the Citadel Outlets in Commerce. The route would then proceed east along Washington Boulevard via aerial and/or at-grade (street level) configurations ending at Lambert Road in Whittier.

The East Transit Corridor Phase 2 extension was originally anticipated to be complete by 2035, but Metro's Twenty-Eight by '28 Initiative identifies the Gold Line Eastside Extension to Santa Fe Springs and Whittier with a 2028 target completion date.

Figure 4-2: Existing Transit Service (2020)

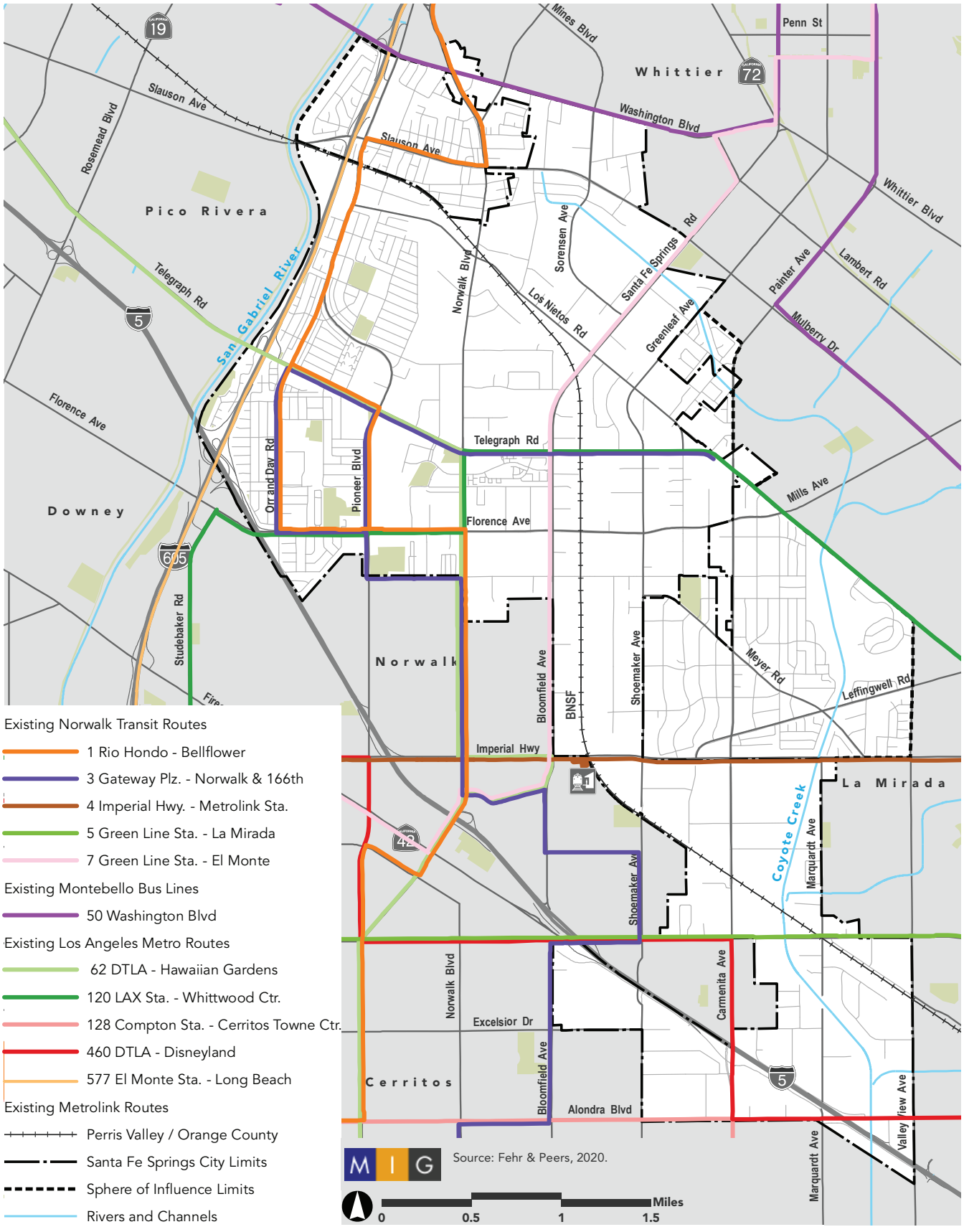
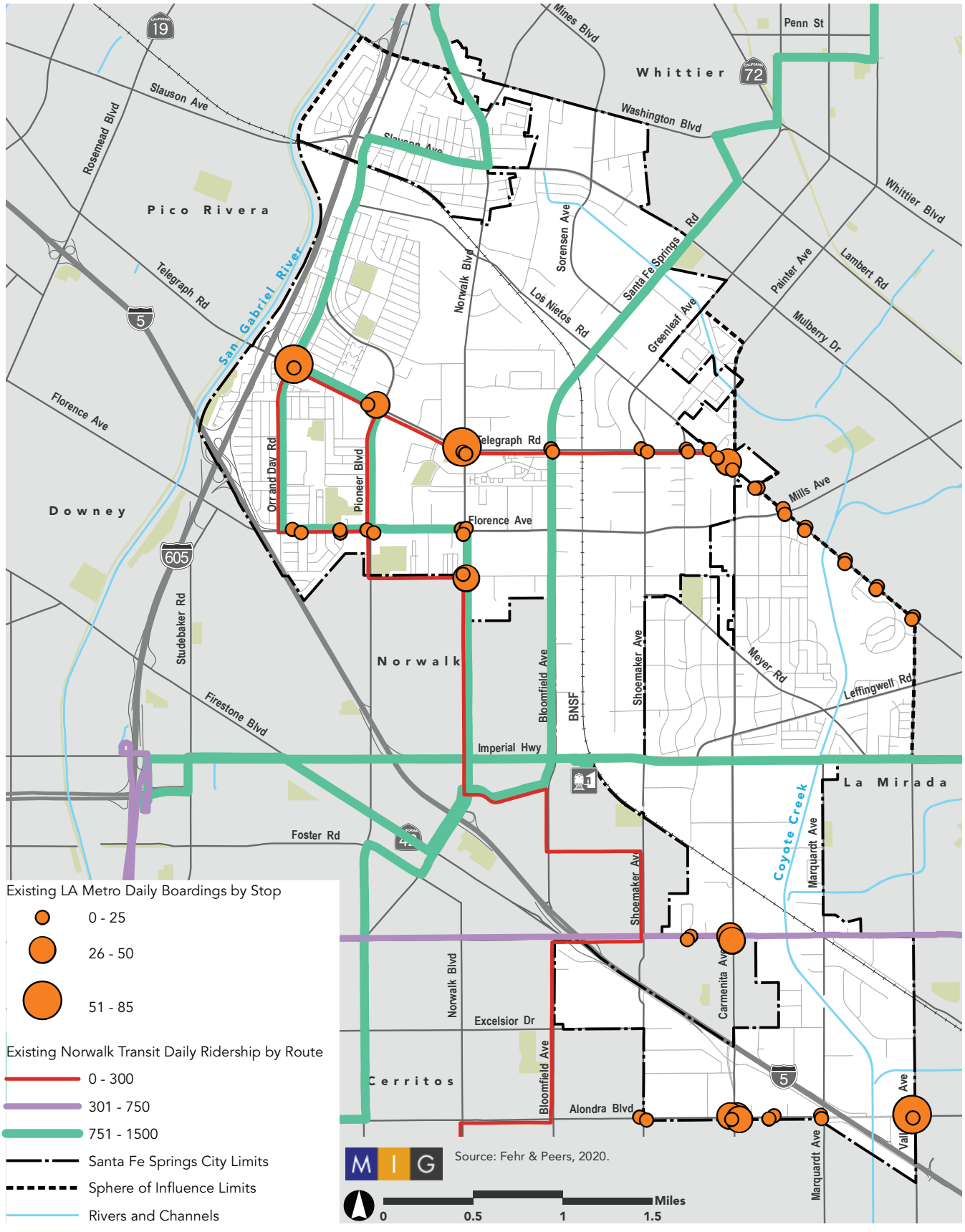


Figure 4-3: Existing Bus Ridership by Stop and Route



Freight

Freight and delivery vehicles play a critical role in the local economy, with a large portion of employment in manufacturing, wholesale trade, and construction. A large portion of the central land area includes warehouses and industrial uses, with freight and deliveries using the roadways serving these areas.

Truck

The key arterials of Telegraph Road, Florence Avenue, Carmenita Road, Santa Fe Springs Road, Washington Boulevard, and Pioneer Boulevard provide freight access to and from I-5, I-605, Whittier Boulevard, and Rosemead Boulevard. According to the draft 2020 California Freight Mobility Plan, I-605 is among the highways carrying the highest truck volumes in the region, averaging more than 25,000 trucks per day in 2016. In Santa Fe Springs, arterial roadways have been designed to accommodate freight movement, with lane widths of 11 to 12 feet and intersections are designed with wide curb radii or deceleration lane to accommodate turning trucks.

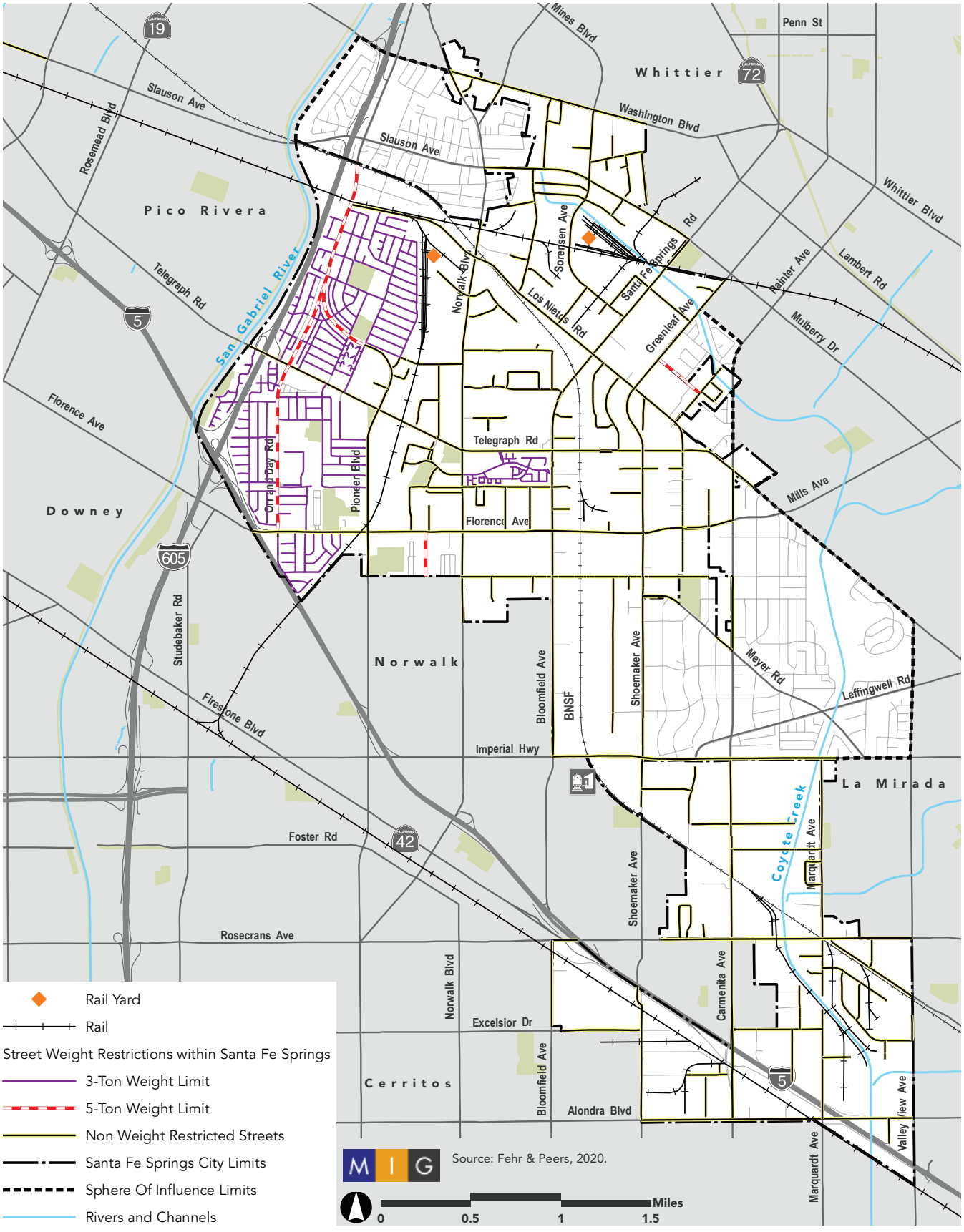
Rail Freight

Both the BNSF Railway and Union Pacific railroads operate in Santa Fe Springs, with a Union Pacific railyard located adjacent to Los Nietos Road and Union Pacific Distribution Services operating the Valla railport on Sorenson Avenue. Rail freight operates within long-established rail easements/rights-of-way that traverse the City, largely at at-grade crossings. Crossings are located primarily at arterial roadways. Figure 4-4 shows roadways and their respective weight restrictions, indicating where certain types of freight are permitted to travel. The at-grade crossings can be a source of congestion, restricting car and truck movement when long freight trains rumble through the City.

25,000
trucks per day travel along I-605 freeway

The Union Pacific Distribution Services (UPDS) Valla railport is a dedicated facility for plastics and some dry bulk commodities. The railport consists of 250 rail car spots.

Figure 4-4: Truck Weight Restrictions and Rail Yards



Bicycle and Pedestrian Facilities

Santa Fe Springs has sidewalks and crosswalks on most streets. Bicycle movement is accommodated on a developing system of local bikeways that connect to regional facilities.

Bicycle

The City is served by several local Class I, II, and III routes (see Figure 4-5), with connections to regional facilities such as the San Gabriel River Mid Trail, a Class I pathway that extends 12 miles between the Whittier Narrows Dam/Legg Lake Recreation Area to South Street in Cerritos and the Lakewood border along the San Gabriel River. The Coyote Creek Bikeway, located in the southeastern part of the City, is a 12-mile Class I paved pathway that runs between cities of Long Beach and La Habra. This trail allows users to travel between cities outside of the roadway right-of-way for commute and recreational trips.

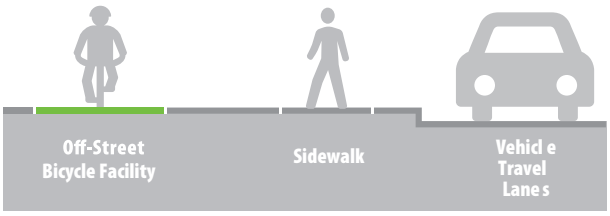
Within Santa Fe Springs, Class II bike lane can be used along Los Nietos Road, Santa Fe Springs Road, Bloomfield Avenue, Imperial Highway, and local roads in the southern portion of the City. The bike lanes generally are striped and located either curbside or adjacent to parking. Gaps exist on parts of Los Nietos Road and Imperial Highway, requiring users to share the roadway with vehicles or ride on the sidewalk if users are uncomfortable sharing roadway space. Other bike facilities include Class III lanes on roadways such as Santa Fe Springs Road, and Greenleaf Avenue that provide signage indicating that the roadway is to be shared with bicycles. Bike routes are also located in the residential areas on Orr and Day Road and Jersey Avenue. Bicycle facilities are shown in Figure 4-6.

0.3%
of City residents bike to work

Figure 4-5: Bicycle Classifications

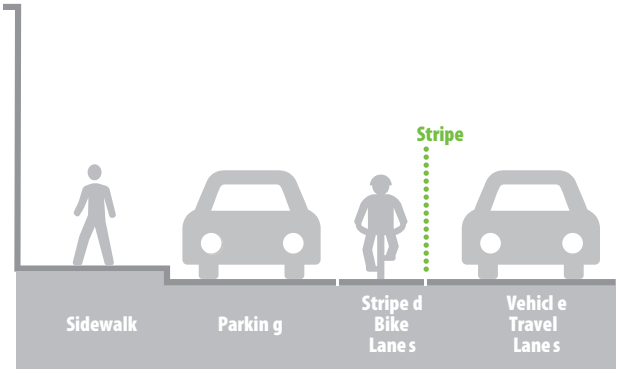
Class I - Bike Path

Paved areas for cyclists outside of the roadway right-of-way, often located alongside railroad tracks, streams, and roadway crossings are generally limited



Class II - Bike Lanes

Streets designed for bicycle travel, which may include a buffer, vertical separation, or lane striping



Class III - Bike Routes

Installed on roadways where right-of-way is limited, bicycles shared roadways space with vehicles and are generally located on streets with lower speed limits

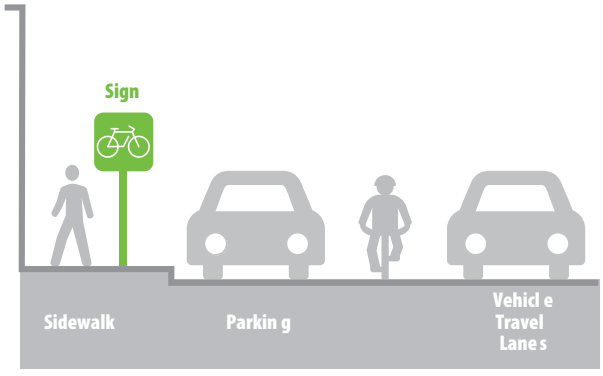
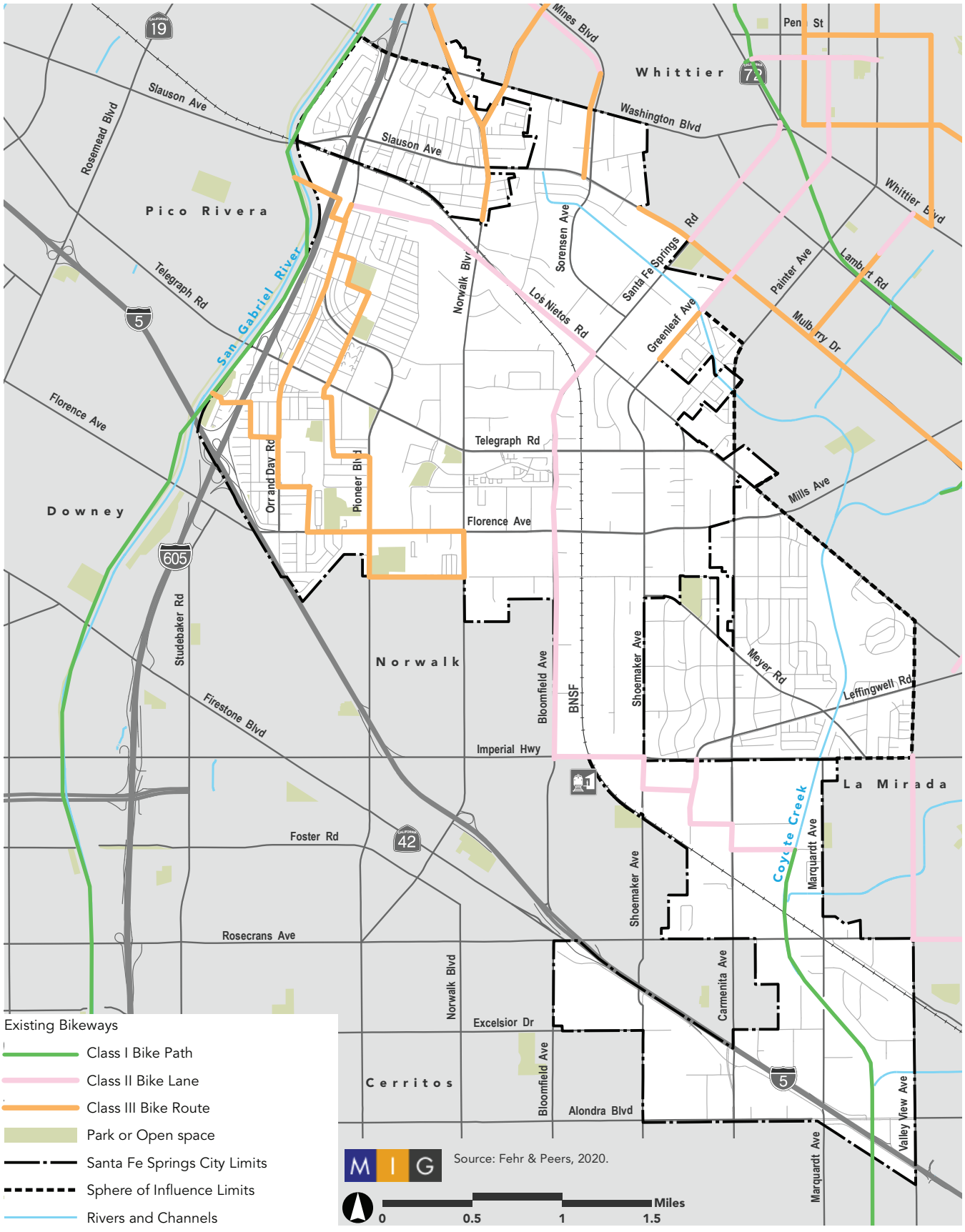


Figure 4-6: Existing Bicycle Facilities (2020)



Pedestrian Accommodations

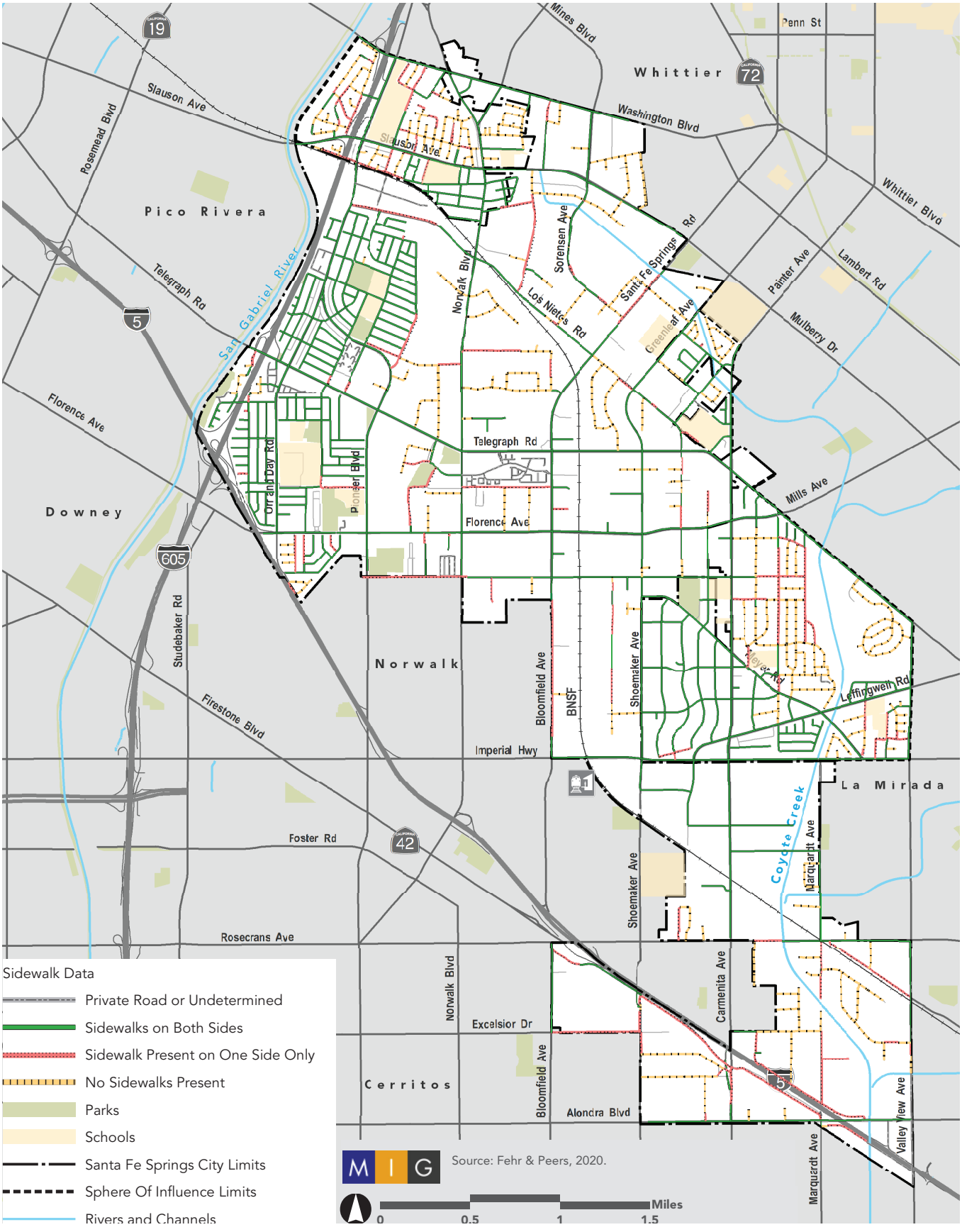
Pedestrian circulation and access are provided on sidewalks and trails. Sidewalks exist on most roadways, including in residential neighborhoods. However, some sidewalks are missing or only located on one side of the street within many of the industrial and residential areas (see Figure 4-7). Crosswalks are primarily located at signalized intersections, while some are located at uncontrolled intersections. Pedestrian call buttons are present at most of the major signalized intersections. Given the long distance between intersections, mid-block crossings can be hazardous for pedestrians who elect not to walk farther to cross at a signalized intersection. While raised medians provide an opportunity for a two-stage crossing in some locations, these roadways are four to five lanes in width and vehicles may be travelling at high speeds, creating an uncomfortable environment for mid-block crossings.

1.2%
of City residents walk to work

Photo by Leo Jarzomb, SGV Tribune/ SCNG

Santa Fe Springs students from Rancho Santa Gertrudes, Jersey Avenue, Lakeview and Cresson elementary schools join in for International Walk to School Day in 2017

Figure 4-7: Sidewalk Inventory (2020)



Vehicle Collisions

The Transportation Injury Mapping System (TIMS) provides details of the collision history in Santa Fe Springs. Table 4-3 includes collisions from 2014 to 2018 and summarizes collisions involving injuries within the City by mode, including fatalities and serious injuries associated with the collisions. Motorcycles are included as a subset of motor vehicles.

In addition to the collisions listed in the Table 4-4, the City has records of collisions that are current through early September 2019. During this period in 2019, there were 572 total collisions, with four involving a fatality. Of those fatalities, two were pedestrians and two were motorcyclists. While the data do not indicate injury severity, 240 of those collisions resulted in at least one injury, with 341 total persons injured. Six collisions involved cyclists, with riding on the wrong side of the road being the most common primary collision factor. Ten collisions involved pedestrians.

Truck collisions made up almost 10% of roadway collisions over the five-year timespan, while collisions involving bicycles and/or pedestrians represent about 6%. Between 2014 and 2018, 32 people died on roadways within the City, with two of those occurring at Norwalk Boulevard and Smith Avenue resulting from a collision involving an animal. Twelve other fatal collisions involved another vehicle, two trains, and two pedestrians. Of the 82 collisions involving serious injuries, 25 involved animals, seven pedestrians, five trains, and the others were a result of hitting another vehicle (33) or another object. The I-605 and Florence Avenue had three severe collisions while another two were at I-605 and Telegraph Road. Figure 4-8 shows collision locations and severity from 2014-2018 for all modes. The map displays the density of collisions by proximity to one another, where locations that have a higher number of collisions are indicated in red and lower in yellow. Figure 4-9 shows truck collisions and Figure 4-10 shows bike and pedestrian collisions.

Table 4-3: Collisions by Mode

Type of Collision (2014-2018)	Number of Collisions	Number of Fatalities	Number of Severe Injuries
All Modes	1,981	23	82
Truck Collisions	172	2	7
Bicycle and Motor Vehicle	68	4	7
Pedestrian and Motor Vehicle	47	3	9

Source: Transportation Injury Mapping System (TIMS), 2020.

Table 4-4: Collisions Involving Injury

Type of Collision (2014-2018)	Number of Collisions	Bicycle/Pedestrian		Truck		All Collisions	
Period	Time	Number	Percent	Number	Percent	Number	Percent
Early Morning	3:00 AM – 6:00 AM	4	3%	10	6%	101	5%
Morning Commute	6:00AM - 10:00 AM	26	23%	50	29%	401	20%
Mid-Day	10:00 AM – 3:00 PM	37	32%	58	34%	566	29%
Afternoon/Early Evening Commute	3:00 PM – 7:00 PM	23	20%	32	19%	530	27%
Evening	7:00 PM – 10:00 PM	17	15%	6	3%	181	9%
Overnight	10:00 PM – 3:00 AM	8	7%	16	9%	202	10%
	Total	115	100%	172	100%	1981	100%

Source: Transportation Injury Mapping System (TIMS), 2020.

Figure 4-8: Collisions for All Modes (2014-2018)

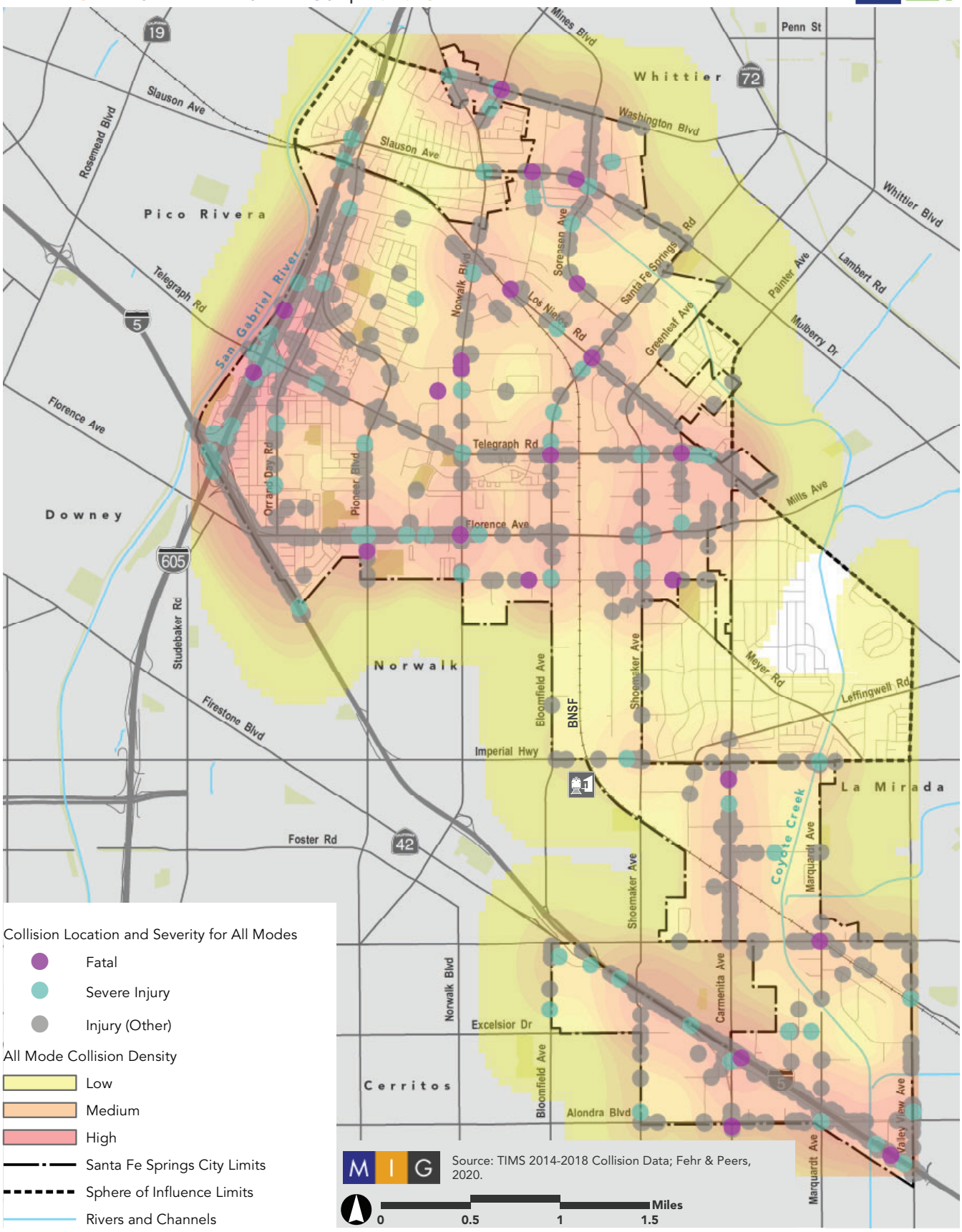


Figure 4-9: Truck Collisions (2014-2018)

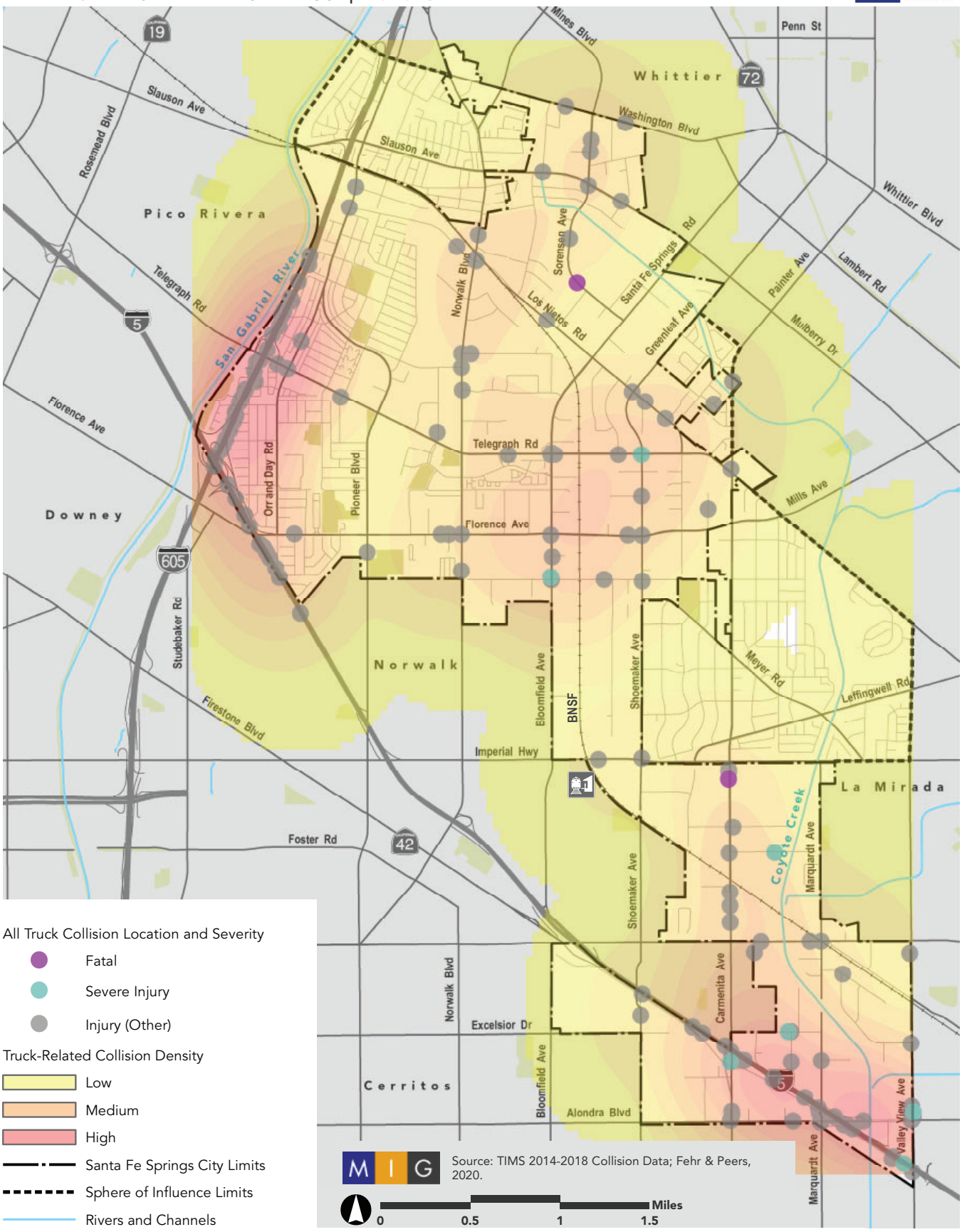
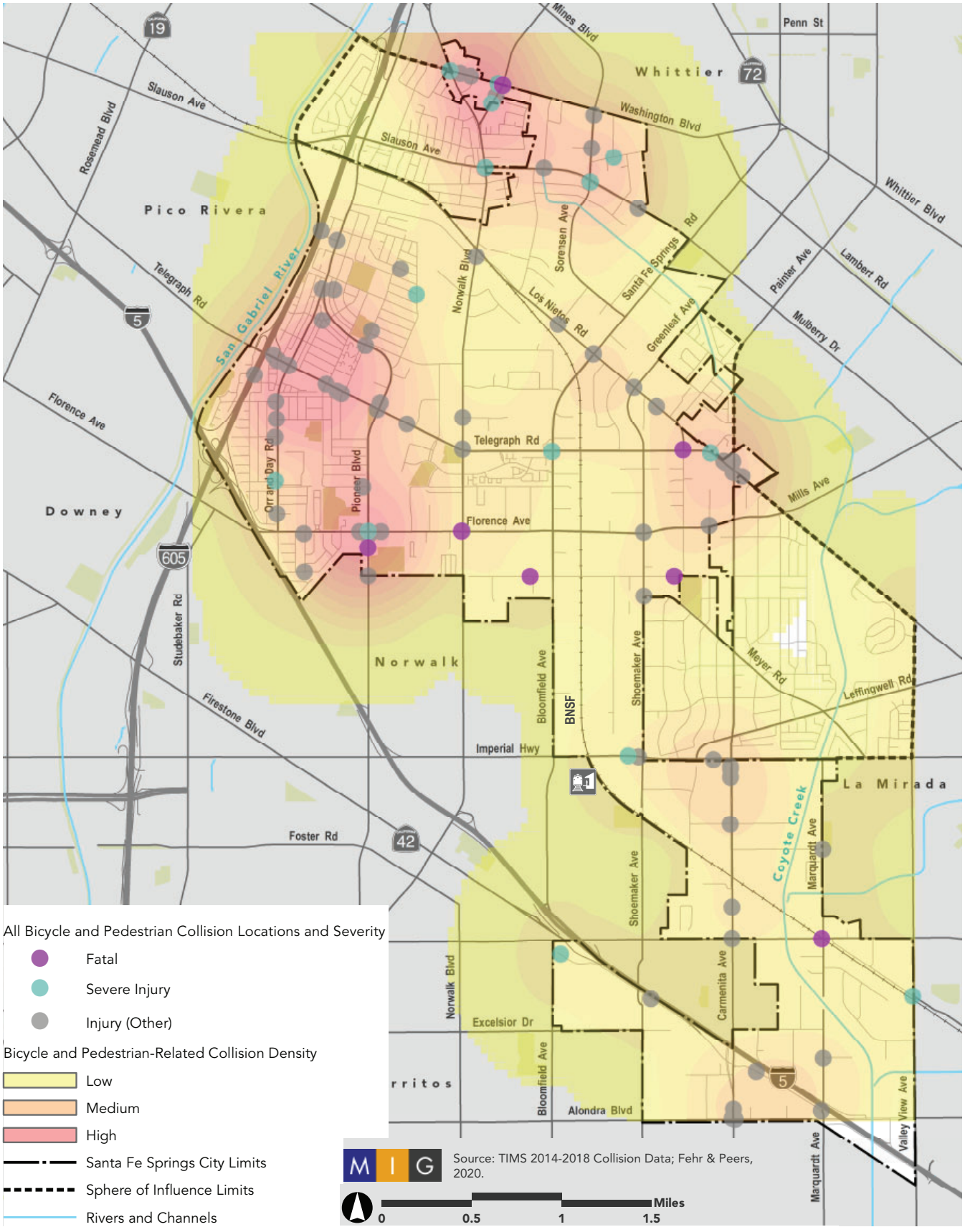


Figure 4-10: Bicycle and Pedestrian Collisions (2014-2018)



Vehicle Miles Travelled (VMT) Summary

The 2016 Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) travel demand model was used to estimate the number of average weekday vehicle miles travelled (VMT) for City of Santa Fe Springs, within the SCAG region, Los Angeles County, and the County's Gateway Planning Area. The VMT estimates were produced using the standard model outputs from the validated 2016 and 2040 models and by interpolating the data to get 2020 values.

The VMT estimates were calculated using the origin-destination methodology to capture the total VMT generated by light- and medium-duty vehicle trips made by residents and employees within the study area. This methodology, consistent with California's Air Resources Board Regional Targets Advisory Committee (RTAC) protocol, only includes half of the VMT for trips with an origin or destination outside the study area and none of the VMT for trips passing through the study area without stopping. Due to limitations in the SCAG travel model, VMT generated by heavy-duty truck trips or unique land uses (airports, seaports, and external gateways) are not included in these estimates. The methodology is consistent for each city and county and provides an appropriate comparison across different study area boundaries.

The aggregation of VMT data from traffic analysis zone (TAZ) boundaries to city boundaries was determined using an automated GIS process that assigned each TAZ to a single city or unincorporated area based solely on geographic area. Since TAZ boundaries are not entirely consistent with city boundaries, this additional step was necessary to approximate citywide VMT estimates. Population estimates were taken directly from the travel demand model and were aggregated using the same methodology as the VMT estimates.

The VMT has been aggregated to three trip purpose categories: home-based work (HBW), home-based other (HBO), and non-home based (NHB). HBW trips represent travel between a residential area and a place of employment; these are traditional commute trips. HBO trips include the remainder of all trips that start or end at a residence but are not related to work; these include trips for shopping, running errands, or recreation. Finally, NHB trips represent all other trips that occur between two non-residential locations. The VMT from HBW and HBO trips provides a starting point to estimate residential VMT and office VMT. Combining the three trip purposes provides an estimate of total VMT for a study area. Draft guidance from the State on implementing Senate Bill 743 recommends evaluating VMT based on land use, using residential VMT per capita, office VMT per employee, and total VMT to evaluate residential, office, and retail projects, respectively. However, VMT estimates consistent with the RTAC protocol for air quality analysis are not appropriate to use for an SB 743 analysis.

Table 4-5 provides a summary of Total VMT Service Population, Home-Based VMT per capita (based on population), and Home-Based Work VMT per Employee (based on total employment) for the City of Santa Fe Springs, the SCAG region, Los Angeles County, and the Gateway Planning Area. The average 2020 weekday per capita VMT is 43.0 miles, 16.0 miles, and 19.0 miles for total VMT, HBO, and HBW, respectively for the City of Santa Fe Springs. By comparison, Santa Fe Springs's HBO and HBW average weekday trip lengths per capita are greater than trips within SCAG, LA County, and the Gateway Planning Area. The results are the same when comparing 2040 to 2020 VMT totals. While VMT in Santa Fe Springs is higher than other jurisdictions in 2016, 2020, and 2040, VMT is following a similar downward trend between 2016 and 2040.

Table 4-5: Existing (2020) VMT by Land Use

Jurisdiction	Residential VMT per Capita	Office VMT per Employee
City of Santa Fe Springs	16.0	19.0
Gateway Planning Area	12.9	17.3
Los Angeles County	13.4	17.2
SCAG Region	14.9	17.7

Source: SCAG Model, 2020.

Table 4-6 displays the VMT for the same four jurisdictions according to land use rather than trip type. The average weekday per capita VMT for residential land uses in Santa Fe Springs is 16.0 miles, which is greater than the per capita VMT for residential land uses in the SCAG, Los Angeles County, and the Gateway Planning Area. Regarding office land uses, the per capita VMT in Santa Fe Springs, 19 miles is also higher than the other jurisdictions, while VMT for each of the other areas are comparable to one another at around 17 miles per worker.

Table 4-6: Comparison of VMT by Trip Type

VMT Metrics		Santa Fe Springs/SCAG Region		
		2016	2020	2040
Total VMT				
SCAG	Average Regional VMT Per Service Population	35.0	34.3	31.3
LA County	Average County VMT per Service Population	32.5	31.9	28.8
Gateway Planning Area	Average Planning Area VMT per Service Population	32.3	31.9	30.2
Santa Fe Springs	Average City VMT per Service Population	43.2	43.0	42.0
Home Based Other VMT				
SCAG	Average Regional VMT Per Capita	15.3	14.9	13.0
LA County	Average County VMT per Capita	13.8	13.4	11.6
Gateway Planning Area	Average Planning Area VMT per Capita	13.1	12.9	11.8
Santa Fe Springs	Average City Home Based VMT per Service Population	16.4	16.0	14.2
Home Based Work VMT				
SCAG	Average Regional VMT Per Worker	18.6	17.7	13.9
LA County	Average County VMT per Worker	17.9	17.2	13.3
Gateway Planning Area	Average Planning Area VMT per Worker	18.0	17.3	14.1
Santa Fe Springs	Average City VMT per Worker	19.7	19.0	15.8

Source: SCAG Model, 2020 estimates based on 201 RTP assumptions.

Key Considerations

- Opportunities to expand the bicycle network to enhance connections between the San Gabriel River Trail and Coyote Creek Bikeway to Santa Fe Springs' neighborhoods, key employment areas, and parks.
- Opportunities to promote the use of protected and buffered bicycle facilities to encourage all ages and abilities to bicycle for recreation and commuting.
- A Complete Street Policy that can make streetscapes more inviting and safer for all modes of transportation.
- Collisions on City streets are of concern to all users.
- The ability to provide static and real-time information about all transit routes in the City in one central location to improve rider experience and make riding transit more attractive.
- Transit service in the City is provided by several different transit agencies; cooperation among providers would best serve users.
- Freight is a major industry within the City, and streets need to maintain functionality for freight while additional non-motorized modes share the roadway
- East Transit Corridor Phase 2 Light Rail Transit (also known as Gold Line Eastside Extension) extension is planned connects East Los Angeles to Santa Fe Springs via Washington Boulevard, and includes a stop at Norwalk Boulevard and a termius at Lambert Road.
- The East Transit Corridor Phase 2 extension was originally anticipated to be complete by 2035, but Metro's Twenty-Eight by '28 Initiative identifies the Gold Line Eastside Extension to Santa Fe Springs and Whittier with a 2028 target completion date.
- Need to establish financing program and/or fund that is sufficient to pay for the ongoing maintenance of city streets.

INFRASTRUCTURE

This section addresses how water and sewer service and flood control infrastructure are provided through public utilities and contract services.

Water Services

Five water providers serve the Planning Area, as shown in Figure 4-11.

Water Districts

City of Santa Fe Springs Water Utility Authority

The City of Santa Fe Springs Water Utility Authority is the retail water supplier that provides service for most of the City, covering approximately 90% of the land area within the City. The service area is approximately 85% commercial and industrial, and 15% residential. The City's historical water supply sources include local groundwater pumped from City wells, treated groundwater through the Water Quality Protection Program, treated imported water purchased from Metropolitan Water District through Central Basin Municipal Water District (CBMWD), and recycled water supplies provided by CBMWD.

16,000

customers are served by Santa Fe Springs Water Utility Authority (SFSWUA)

6,369

acre feet of water is supplied by various sources to to serve SFSWUA customers

Golden State Water Company

Golden State Water Company is a public utility water company that serves primarily residential customers in unincorporated portions east of the City (within the Sphere of Influence).

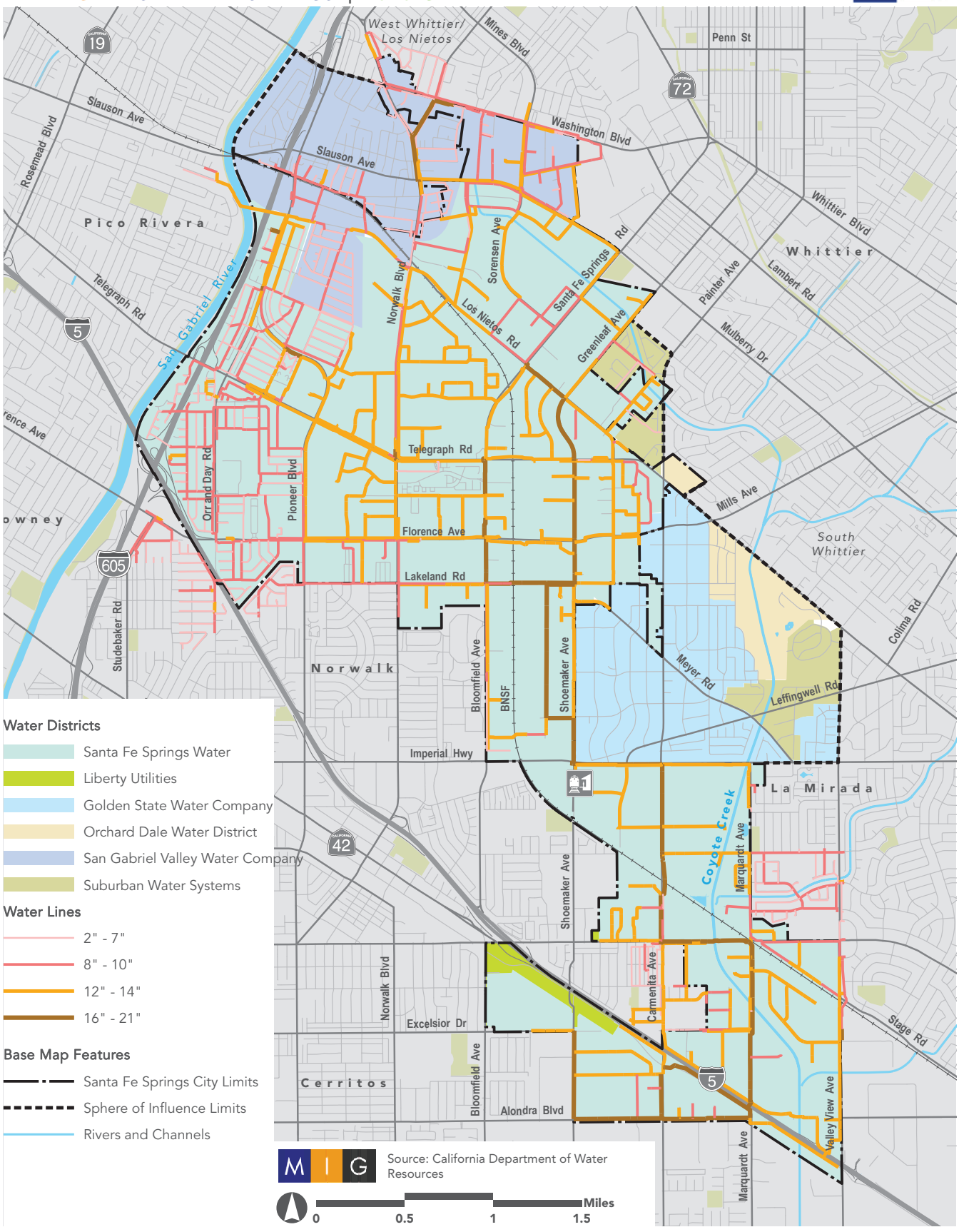
Orchard Dale Water District

The Orchard Dale Water District primarily serves residential customers in unincorporated neighborhoods east of the City. Most water is drawn from aquifers in the San Gabriel Main Basin and Coastal Plain of the Los Angeles Central Basin.

San Gabriel Valley Water Company

The San Gabriel Valley Water Company is an investor-owned water utility that provides water service to the northern section of the City and adjacent unincorporated areas.

Figure 4-11: Water Facilities



Suburban Water Systems

Suburban Water Systems is a public utility water company that provides water service primarily to residential customers in unincorporated areas east of the City. Most water is drawn from groundwater through the City of Whittier from active deep wells located in the Whittier Narrows area.

Service providers serving Santa Fe Springs and surrounding unincorporated areas also receive groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, as well as surface water distributed by Metropolitan Water District of Southern California sourced from the Colorado River and the State Water Project in Northern California.

Recycled water is used within the City's service area for landscape irrigation at parks, schools, athletic fields, roadway medians, and business complexes, as well as for industrial purposes such as cooling tower use.

Since the majority of the Planning Area is built out, the water service providers do not anticipate significant population growth and demand increases. The City's 2015 Urban Water Management Plan indicates sufficient water supply for projections through 2040. Planned infrastructure improvements include a water treatment facility to treat iron, manganese, hydrogen sulfite, and color to reintroduce a City well that has not been in use since 2014 due to contaminants. Planned capacity improvements within Santa Fe Springs are primarily to update existing infrastructure and maintain adequate fire flows. To promote water conservation, the City encourages replacing existing lawn with drought-tolerant landscaping and other modes of water conservation.

Groundwater

Santa Fe Springs is located over the Central Basin groundwater basin. On its north, the Central Basin is bounded by the Hollywood Basin, and that boundary runs through the City of Los Angeles. The remainder of the northern boundary of Central Basin extends along the Merced Hills, across Whittier Narrows, and then along Puente Hills. The Central Basin consists of four sections: the Los Angeles Forebay, the Montebello Forebay, the Whittier Area, and the Pressure Area. The California Department of Water Resources does not identify the Central Basin as being in overdraft (as of 2020).

The City owns three wells: Wells No. 1, 2, and 12. Well No. 1 was placed on standby in 2014 as a result of poor water quality. Well No. 2 has been on standby since 2008 due to water quality problems. Well No. 12 was drilled in 2013 and has been inactive since 2013 due to water quality issues. Wells No. 2 and No. 12 have production capacities of 1,900 and 2,000 gallons per minute, respectively. Water treatment facilities are planned for Wells No. 2 and No. 12. The City produced groundwater from Central Basin from 2009 to 2014 from Well No. 1. The City did not pump any groundwater in 2015 from its wells.

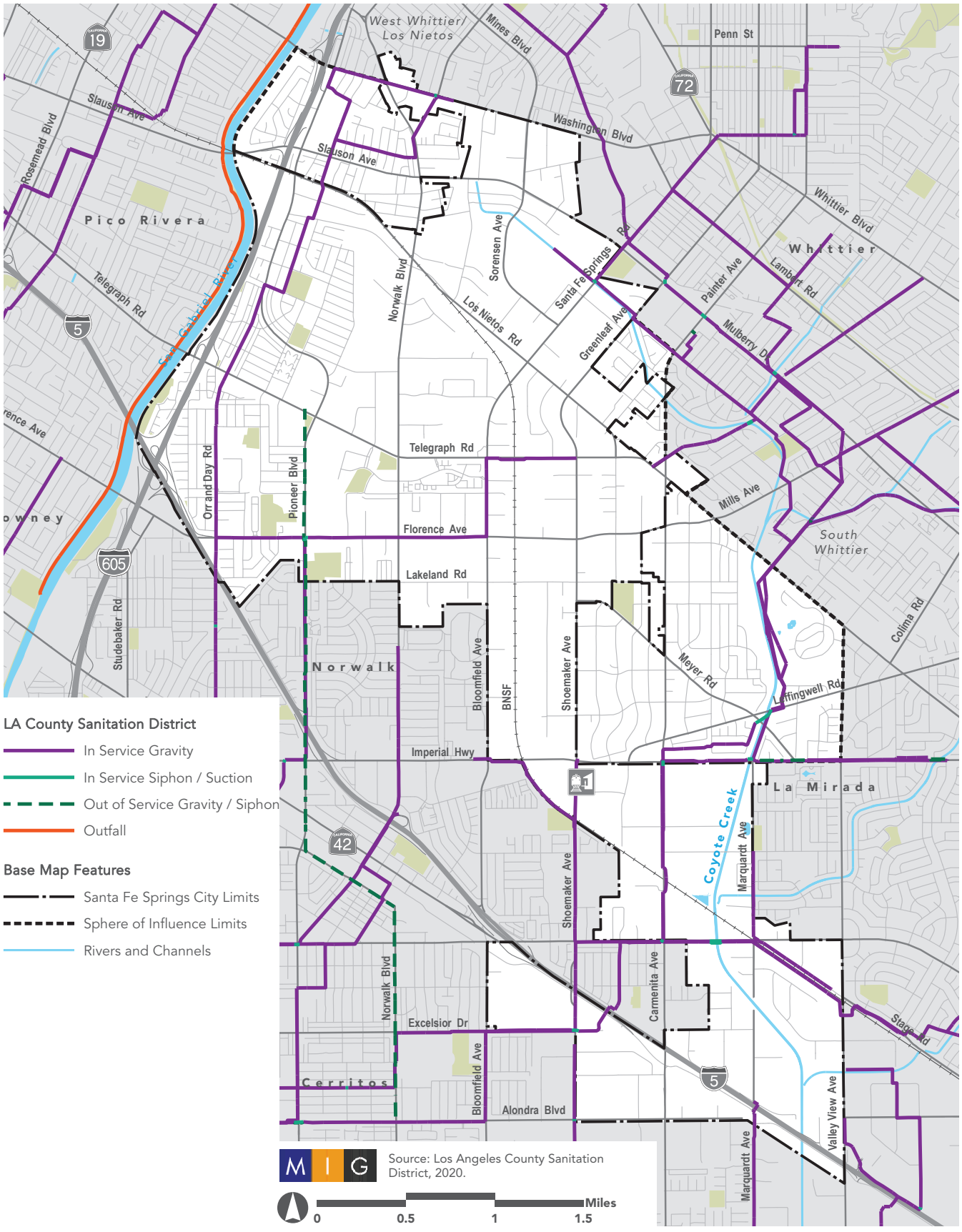
Wastewater

The local wastewater collection system is owned and operated by Los Angeles County Sanitation Districts (LACSD) and maintained by Consolidated Sewer Maintenance District (CSMD). The wastewater collection system consists of approximately 84 miles of sewer mains providing wastewater pipelines to homes, businesses, and institutions (Figure 4-12). Wastewater collected from businesses and residences within the City is treated at LACSD's Los Coyotes Water Reclamation Plant (LCWRP) and Long Beach Water Reclamation Plant (LBWRP); after treatment, the wastewater is recycled for further use or discharged into the San Gabriel River.

84

miles of pipeline makes up Santa Fe Springs local sewer mains

Figure 4-12: Wastewater Facilities



Stormwater

The storm drain system in Santa Fe Springs is maintained by the Los Angeles County Flood Control District (LACFCD), funnels stormwater through a network of mains and catch basins until it is eventually discharged in the Pacific Ocean via the San Gabriel River and its tributaries, such as Coyote Creek (Figure 4-13). High concentrations of impervious surfaces in intensive urban areas, like Santa Fe Springs and surrounding vicinities, has contributed to poor water quality from polluted stormwater runoff. Key sources of contamination include sediment, nutrients, pesticides, metals, oil and grease, and pathogens. The San Gabriel River is impaired by pollutants, including selenium and metals, such as copper, lead, and zinc. Metals are common stormwater pollutants associated with roads and parking lots. Other sources of these pollutants include building materials, such as galvanized steel, that are exposed to rain.

Santa Fe Springs, along with 12 other local cities and the LAFCD, formed the Lower San Gabriel River Watershed Management Group. The group attained a Los Angeles County National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit in 2013 and created a Watershed Management Program in 2015 to implement watershed control measures and reduce discharge of stormwater pollutants. In accordance with the Watershed Management Program, Santa Fe Springs set a final compliance milestone to capture and treat 2.1 acre-feet of stormwater in the Coyote Creek Watershed and 4.9 acre-feet of stormwater in the San Gabriel River Watershed by 2026.

National Pollutant Discharge Elimination System (NPDES) Compliance

The National Pollutant Discharge Elimination System (NPDES) permit program addresses water pollution by regulating point sources that discharge pollutants to waters of the United States. Created in 1972 by the Clean Water Act, the NPDES permit program is authorized to state governments by EPA to perform many permitting, administrative, and enforcement aspects of the program. To comply with the NPDES permit and reduce stormwater pollution, the City has implemented the following measures detailed below.

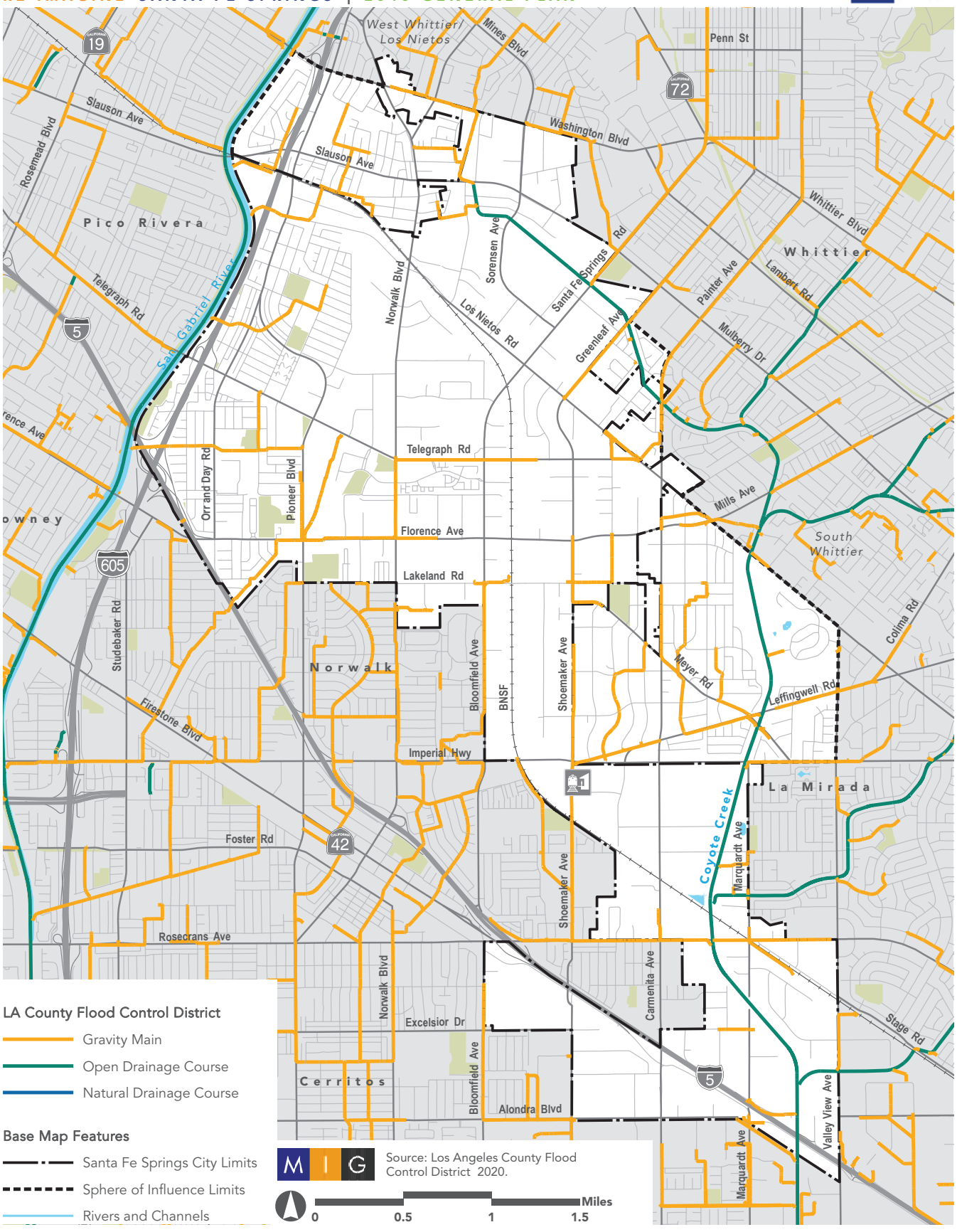
Gateway Prop 84 Project

- Plan Review and Implementation of Construction and Post-Construction Water Quality Best Management Practices (BMPs) for Development and Redevelopment
- Low Impact Development (LID)
- Regenerative Street Sweeping
- Participation in the Gateway Region of Los Angeles LID BMP Program (installation of two tree box filters on the eastside of Norwalk Boulevard, south of Hawkins street, and on Shoemaker Avenue, north of Sandoval Street)

Best Management Practice for Water Pollution

Best management practices (BMPs) is a term used to describe a type of water pollution control. Stormwater management BMPs are control measures taken to mitigate changes to both quantity and quality of urban runoff caused through changes to land use. Generally, BMPs focus on water quality problems caused by increased impervious surfaces from land development. BMPs are designed to reduce stormwater volume, peak flows, and/or nonpoint source pollution through evapotranspiration, infiltration, detention, and filtration or biological and chemical actions. Types of BMPs includes infiltration basin, bioretention, constructed wetlands, cistern, bioswales, green roof, and porous pavement. The City Is evaluating opportunities to install regional water quality BMPs within the Coyote Creek Watershed, utility corridors, parks, and schools in the City.

Figure 4-13: Stormwater Facilities



Key Considerations

- The City can reduce water usage and help to restore historic groundwater levels by applying Low Impact Development (LID) principles to maximize aquifer recharge of treated stormwater (see stormwater opportunities).
- Santa Fe Springs has increased its recycled water use substantially in the last five years. The City can continue this trend by identifying potential recycled water users and expanding the recycled water distribution network.
- Santa Fe Springs is looking to increase residential and commercial development within City limits. Proposed land use changes should be compared with existing infrastructure to anticipate future capacity need and potential service demand.
- The City is working to reduce stormwater pollutants through LID installations and evaluation of several regional water quality BMPs. Pursuing additional LID installations and committing to the proposed BMPs opportunities would reduce stormwater pollutant discharge and help achieve set milestones in the Lower San Gabriel Watershed Management Program.
- Due to limited space within existing rights-of-way, water quality BMPs should serve multiple functions such as traffic calming, tree planting, and beautification.
- Due to the amount of area water retention facilities can occupy within parks and open spaces, water quality BMPs should serve multiple functions for both recreation and stormwater management.
- The proximity to the San Gabriel River, Coyote Creek, and other storm drainage channels can serve as an asset for water quality BMPs projects.
- There may be potential to identify areas for local water storage and infiltration.

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CHAPTER 5: PUBLIC SAFETY AND HAZARDS

EXISTING CONDITIONS TECHNICAL REPORT

Re-Imagine
Santa Fe Springs

2040 GENERAL PLAN

CHAPTER 5: PUBLIC SAFETY AND HAZARDS

EXISTING CONDITIONS TECHNICAL REPORT

INTRODUCTION

This chapter describes conditions related to public safety and hazards. Topics include emergency services, natural hazards, hazardous materials, and climate change.

EMERGENCY SERVICES

The Santa Fe Springs Department of Fire and Rescue and the Whittier Police Department (under contract to the City) provide essential emergency services for the City of Santa Fe Springs. The Los Angeles County Fire Department provides services for the unincorporated communities within the City's Sphere of Influence, including unincorporated Los Nietos and West Whittier.

The City's Natural Hazards Mitigation Plan (NHMP), adopted in 2004, facilitates ongoing planning and coordination among government agencies, businesses, and residents around emergency preparedness. The NHMP establishes processes for implementing prevention action items, incorporating mitigation measures in parallel planning efforts, and maintaining an active and relevant plan dictating the City's emergency response to natural disasters. The Santa Fe Springs Hazard Mitigation Working Group is responsible for coordinating implementation of these action items.

Santa Fe Springs' Safe Neighborhood Team (SNT) Program coordinates community volunteers to operate emergency preparedness and neighborhood watch services, and has been recognized by the State of California, Office of Emergency Services and the Federal Emergency Management Agency for excellence in emergency management.

Emergency Preparedness

Recognizing the cost of damage from natural disasters, the City developed the Natural Hazards Mitigation Plan in 2004 to facilitate careful planning and collaboration among public agencies, private sector organizations, and residents. The NHMP provides a set of action items to reduce risk from natural hazards through education and outreach programs that foster partnerships. The NHMP also identifies preventative activities such as implementation of land use policies that restrict and control development in high-risk areas, such as locations of businesses storing or using hazardous materials.

The 2004 NHMP details the formal process to ensure that it remains active and relevant. This includes a schedule for monitoring and evaluating the NHMP annually and producing a revision every five years, a framework for integrating public participation throughout the plan maintenance process, and a description of how the City government will incorporate mitigation strategies into parallel planning efforts such as the City's General Plan, Capital Improvement Plans, and Building and Safety Codes. The City's Hazard Mitigation Working Group is responsible for coordinating the implementation of action items. The Director of Police Services serves as the convener to facilitate Working Group meetings.

The City's SNT Program coordinates community volunteers to operate emergency preparedness and neighborhood watch services. Efforts are led by volunteer block Captains and Area Coordinators. SNT meetings provide opportunities for the community to meet members of the Santa Fe Springs Policing team, receive crime trends information, participate in activities, and share concerns. Training around disaster preparedness, medical triage, emergency drills, radio procedures, crime prevention, and crime awareness are offered every other month.

Police Services

The City of Santa Fe Springs contracts with the Whittier Police Department for law enforcement services. The Department operates from a Police Services Center on Telegraph Road in Santa Fe Springs. While a portion of the City, including its western residential area, is located within a two-mile drive to this Police Services Center, much of the City is located further away. The Whittier Police Department is responsible for the management of all law enforcement services within the City of Santa Fe Springs, with the exception of jailing and dispatch. The City is divided into three law enforcement areas. Each area has a dedicated sergeant and a team of police officers and Public Safety Officers (PSO).

The Santa Fe Springs Policing team consists of Whittier and Santa Fe Springs personnel. The team operates a patrol division, detective bureau, records bureau, Problem-Oriented Policing Team, school resources officer, traffic enforcement, tactical team, and a special occurrence response team (SORT). A team of PSO's help patrol officers with daily tasks such as report taking and traffic control.

Law enforcement services include:

- Community based, problem-oriented policing
- Police officer neighborhood patrol and crime solving
- Detectives and specialized gang/narcotic and problem policing unit
- Traffic and parking enforcement
- Foot, bicycle, and motorcycle patrols
- Canine officer
- Crime scene investigation
- Investigative support units in arson, homicide, robbery, forgery, fraud, sex crimes, and child abuse
- Crime identification and analysis teams and task forces
- Court, district attorney, parole, and probation department coordination

Whittier police high-five Santa Fe Springs' resident at "Coffee with a Cop" event in 2017.

Family and Youth Intervention Program

Under Polices Services, the City operates the Santa Fe Springs Family and Youth Intervention Program (FYIP), which is intended to positively engage families and their children ages seven through 17 who are experiencing relationship challenges and/or adverse behavior negatively impacting their school and home environment. Within this larger program is the Parent Project, which manages a youth development group, community services, diversity program, and School Attendance Review Team. These programs are described below:

- **Parent Project.** The Parent Program offers a 10-week parenting series that teaches parents how to manage their children's behavior, prevent or intervene in alcohol or drug use, improve school attendance, and performance and access resources.
- **Youth Development/Group.** The Youth Development/Group connects families and youth with an educational case manager who assists participants in developing holistic, individual case plans, coordinating integrated services, and managing care and follow-up services.
- **Community Service**. The Community Service component of FYIP assigns youth to supervised community projects that teach responsibility and civic commitment in addition to fulfilling court mandates. Referrals are collected from parents, schools, community agencies, City programs, law enforcement, and youth.
- **Diversity Program/Chavez Event.** The Diversity Program/Chavez Event focuses on educating students and promoting cultural competency through speakers, workshops, and cultural programs.
- **School Attendance Review Team.** The School Attendance Review Team (SART) was established through a cooperative agreement between the City of Santa Fe Springs, the Little Lake School District, Los Nietos School District, Whittier Union High School District, and South Whittier School District to intervene and redirect student behavior that impedes progress in school. SART acts as an intermediary between schools, the School Attendance Review Board, and the juvenile court, and facilitates the implementation of community, school, and home solutions before students are referred to the review board, District Attorney, or juvenile court.

Code Enforcement and Animal Control

In addition to law enforcement services, the Department of Police Services provides code enforcement and animal control services and manages community programs. The Code Enforcement Division enforces the City's entire Municipal Code. Frequent enforcement items include hazardous property conditions, garage conversions, illegal businesses operating from residences, overgrown vegetation, and illegal land uses, among others. The Code Enforcement Division issues a Notice of Violation, or a warning, to the property owners or tenants of each property with violations, along with a prescribed date to correct the violations. The Division issues an Administrative Citation with fines for violations that continue past the prescribed date.

The City's licensing program and the Southeast Area Animal Control Authority (SEAACA) protect people and animals and promote human animal care and treatment through education and enforcement. Dogs must be licensed yearly at the Police Services Center. Owners must show proof of current vaccinations, present a sterility certificate, and pay a licensing fee. The SEAACA assists in capturing wildlife that is sick, injured, or posing a threat to public safety. Community members are directed to report incidents of coyote aggression and attacks to the SEAACA.

Crime Data

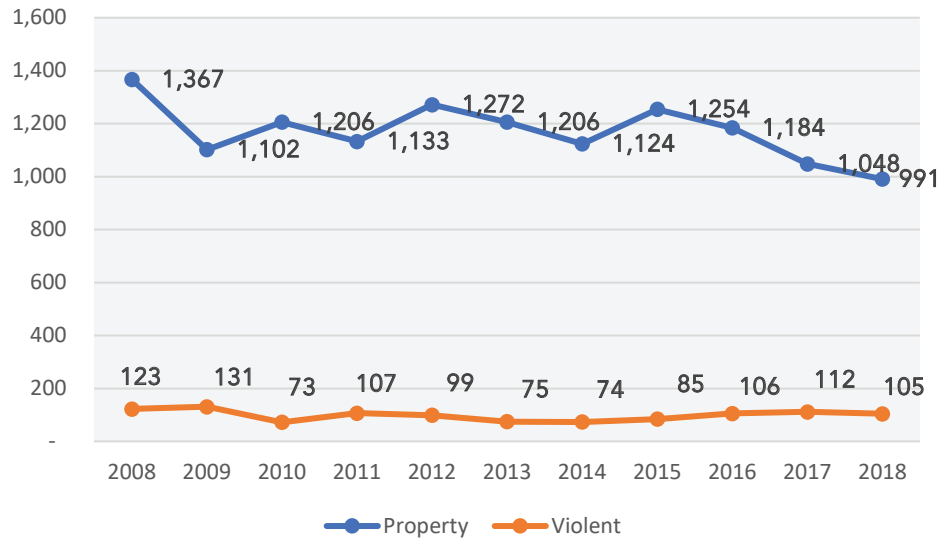
Crime rates in the City have fallen dramatically since the 1990s. Even so, violent and property crime rates are higher relative to those across California and the United States more broadly. In 2018, the latest year for which crime data are available, 74 violent crimes and 1,198 property crimes were reported to the United States Department of Justice Federal Bureau of Investigation (FBI), which translates to 428.9 violent crimes and 6,514.4 property crimes per 100,000 people. The overall crime rate in 2018 was 1,198 violent and property crimes per 100,000 people.

Table 5-1. Reported Annual Crime in Santa Fe Springs (2018)

Crime Types (2018)	Santa Fe Springs		California per 100,000 Persons	National per 100,000 Persons
	Reported Incidents	per 100,000 Persons		
Violent Crime	105	571.9	447.4	375.7
Property Crime	991	5,397.3	2,380.4	2,596.1
Total	1,096	5,969.1	--	--

Source: FBI Uniform Crime Reporting Program. 2019, (reporting data: 2018.

Figure 5-1: Violent and Property Crimes by Year (2008 to 2018)



Source: FBI Uniform Crime Reporting Program, 2019, (reporting data: 2008 to 2018).

Fire Services

The Santa Fe Springs Department of Fire & Rescue (Fire Department) provides emergency services to residents and businesses across the City of Santa Fe Springs, covering approximately nine square miles. Four City fire stations are located within Santa Fe Springs. All of the station were built prior to the 1960s, with the headquarters built in the 1970s. Most of the Planning Area is located within a two-mile drive to one or more of these City fire stations (see Figure 5-1). The Los Angeles County Fire Department (LACFD) provides services to the unincorporated communities within the City's Sphere of Influence. LACFD Station 25 serves the community of Los Nietos, and LACFD Station 96 serves the community of West Whittier.

The City's Fire Department manages three Divisions: Operations, Fire Prevention, and Environmental Protection. The Department's Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspection, and public education services. This Division is also responsible for determining fire causes and investigating suspicious fires. The Environmental Protection Division acts as the Certified Unified Program Agency (CUPA). CUPA files required information online in accordance with Assembly Bill 2286, including facility data related to hazardous material regulatory activities, chemical inventories, underground and aboveground storage tanks, and hazardous waste generation.

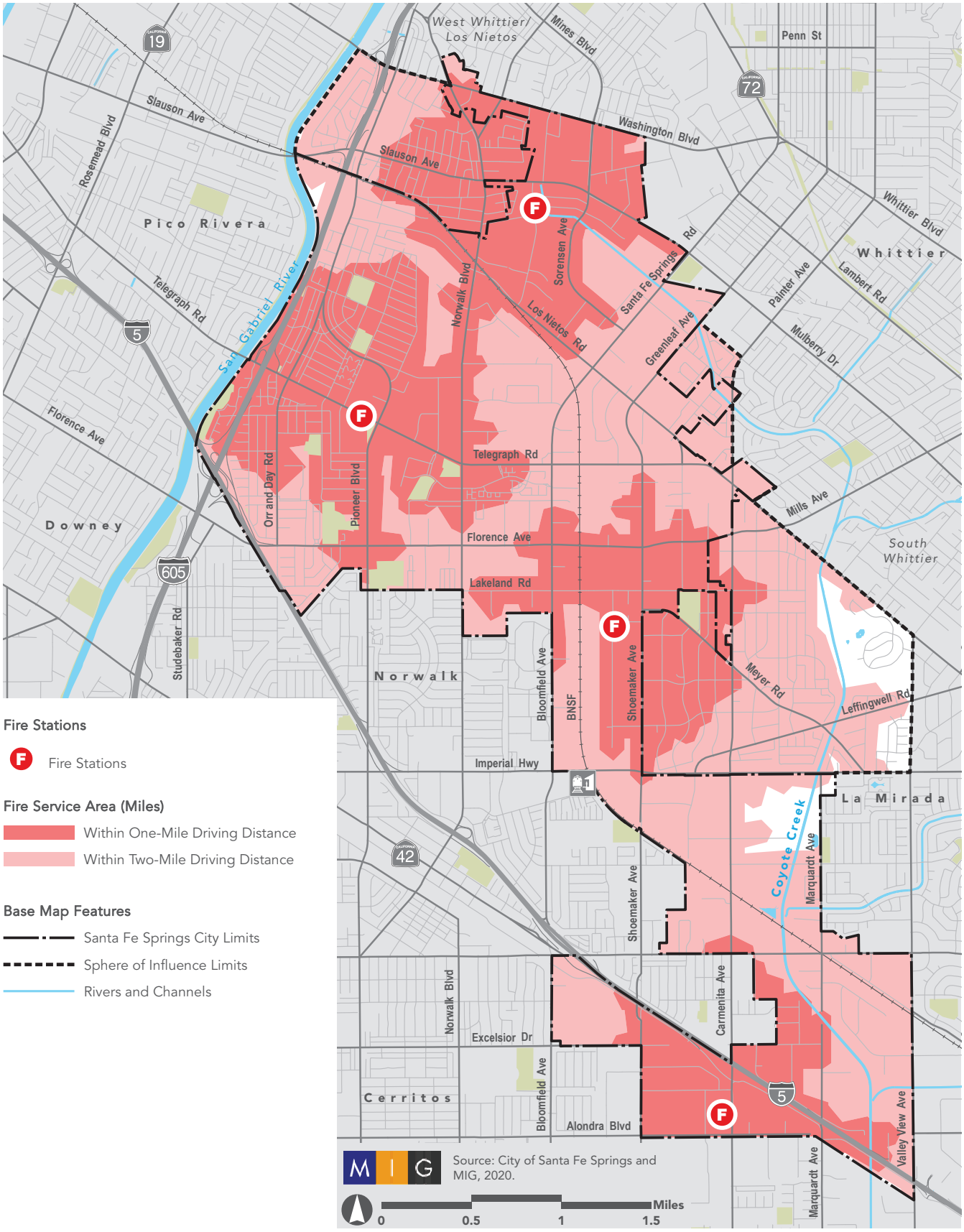
Wildfire hazards are nonexistant in the City. Urban fire risks can occur from accidents associated with methane gas release, oil production facilities, industrial or manfacturing facilities, underground pipelines, and power transmission lines.

Urban Search and Rescue

Some of the City's firefighters have received special training for urban search and rescue, which involves the location, rescue, and initial medical stabilization of victims trapped in confined spaces. Structural collapse is the most common cause of victims being trapped, but victims may also be trapped in transportation accidents, industrial structures, and collapsed trenches. Urban search and rescue staff are needed for a variety of emergencies or disasters such as earthquakes, storms, floods, dam failures, technological accidents, terrorist activities, and hazardous materials releases. The Fire Department is a member of the Office of Emergency Services Regional Urban Search and Rescue Task Force 2.

Santa Fe Springs Fire Department Urban Search and Rescue vehicle

Figure 5-2: Fire Station Service Areas by Distance



Hazardous Materials Response

The City Fire Department also manages a Hazardous Materials Response (HazMat) Team made up of members from the Operations and Environmental Protection Divisions. The HazMat Team members have all been trained as Hazardous Materials Specialists, which requires over 200 hours of initial training. Team members maintain competency by participating in continuing education activities each month. The Fire Department meets the equipment standards of a Type II HazMat Team as set forth by California FIRESCOPE. These standards include requirements for field testing, air monitoring, sampling, radiation monitoring and detection, chemical protective clothing, decontamination, communication, and respiratory protection.

The HazMat Team responds to hazardous materials incidents of varying levels of complexity, from small spills of vehicle fluids, paint products, or other household consumer products to large releases of industrial chemicals that pose major hazard to life, environment, and property. The HazMat Team also responds to unknown materials that are abandoned, illegally dumped, or spilled, as well as intentional acts using hazardous materials.

Emergency Medical Services

In addition to its usual firefighting duties, the Santa Fe Springs Fire Department employs firefighters who are highly trained in delivering Emergency Medical Services. The minimum level of training is Emergency Medical Technician (EMT). This training ensures that the City's firefighters can perform functions such as CPR, basic airway procedures, splinting, and emergency childbirth. The Department's EMT's can begin basic life-saving measures and provide assistance to paramedics, who provide the next level of emergency care. Paramedics carry out advanced life support procedures, including administering medications, establishing intravenous lines, cardiac monitoring, advanced airway procedures, and recognition of serious medical and trauma emergencies through a physical assessment.

Key Considerations

Santa Fe Springs' built environment and robust industrial sector create unique considerations related to the provision of emergency services and emergency preparedness. Key considerations include the following:

- Maintaining emergency preparedness efforts and the City's ability to respond to a wide range of emergencies, particularly industrial hazards.
- Scaling the City's emergency services to reflect increased development and the influx of new residents and businesses.
- Sustaining efforts to support decreasing crime rates.
- City fire stations were built in the 1960s and 1970s as they have reached 50 to 60 years in age.
- Urban fires risks associated with methane gas release, oil production facilities, industrial or manfacturing facilities, underground pipelines, and power transmission lines.

NATURAL HAZARDS

Santa Fe Springs is subject to flooding, earthquakes, earthquake-induced hazards such as ground shaking and liquefaction, and pollution from hazardous materials. Hazard vulnerability assessment requires the analysis of many factors, including population and property distribution, event frequency, susceptibility, infrastructure, and disaster preparedness. The City understands that comprehensive planning addresses both hazard mitigation and public safety through community preparedness.

Seismic Hazards

The City of Santa Fe Springs has experienced earthquakes in the past, although none have caused enough damage to warrant a local disaster. The most notable earthquake affecting the City was the October 1, 1987 Whittier Narrows Earthquake (magnitude 5.9) and the October 4, 1987 aftershock (magnitude 5.5). The City had no fatalities and minimal structural damage.

Faults

Seismicity is a well-known hazard of Southern California. The region straddles the Earth's two largest tectonic plates: the northwest-moving Pacific plate and southwest-trending North American plate. Movement along this boundary has resulted in many earthquakes from the region's numerous faults.

Two active blind thrust faults—the Puente Hills and the Elysian Park thrust systems—cross diagonally through central Santa Fe Springs. Blind thrust faults are shallow-dipping reverse faults that do not rupture the surface and cannot be detected visually. The Elysian Park and Puente Hills faults could generate substantial ground shaking in an earthquake, causing damage to infrastructure, including roadways and bridges, dams, and essential facilities such as fire and police stations, emergency preparedness centers, and structures containing chemicals for manufacturing and storage.

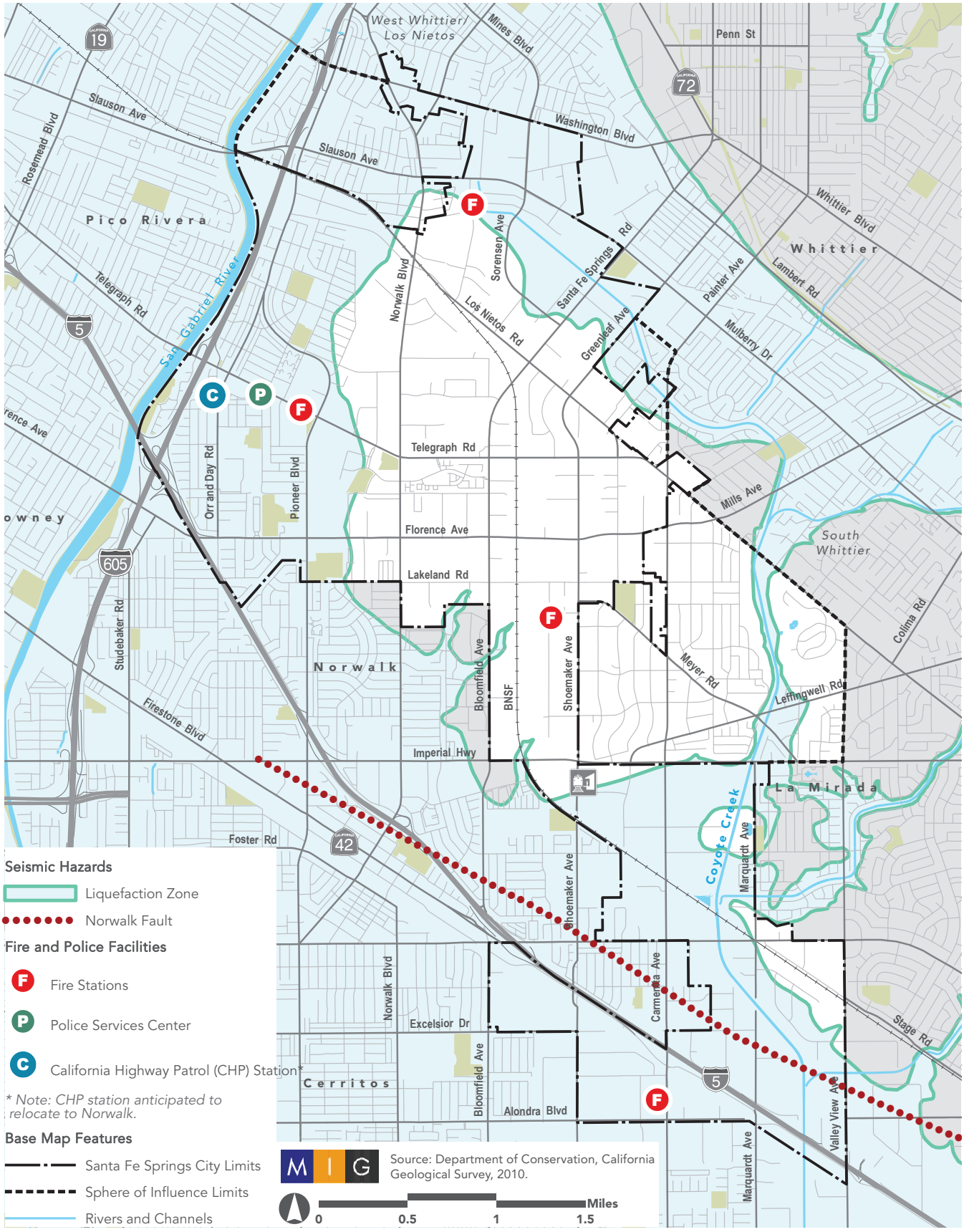
The Norwalk fault, a concealed pre-Quaternary fault, runs parallel to the I-5 freeway along the southern portion of the City (Figure 5-3).

Nearby significant fault lines include the Whittier fault (approximately three miles northeast), the Newport-Inglewood-Rose Canyon fault (approximately eight miles southwest), and the San Andreas fault (approximately 35 miles northeast). These faults have the capability of producing large earthquakes of magnitudes 7.2, 7.4, and 8.0, respectively, that could affect Santa Fe Springs.

Liquefaction

Liquefaction occurs when water-saturated sediment temporarily loses strength and acts as a fluid. Liquefaction-induced ground failure historically has been a major cause of earthquake damage in Southern California . Liquefaction potential and severity depends on several factors, including soil and slope conditions, proximity to fault, earthquake magnitude, and type of earthquake. In Santa Fe Springs, liquefaction hazards are present along the drainage channels on the periphery of the City, as well as residential and industrial areas in the north, residential neighborhoods west of Norwalk Boulevard, and primarily industrial areas south of Imperial Highway (Figure 5-3). Although possible, liquefaction is unlikely to occur due to the water table depth of more than 50 feet throughout the City.

Figure 5-3: Seismic Hazards



Flooding and Dam Inundation

Most of Santa Fe Springs faces minimal flood hazards, as outlined by the Federal Emergency Management Agency (FEMA) hazard map, shown in Figure 5-4. The City is adjacent to the San Gabriel River, which is susceptible to flooding events; however, the 100-year flood event zone surrounding the river remains west of I-605, outside the City limit. Risk of flooding from a 500-year flood event occurs in a few small pockets of the City, with the largest area in the City's northern industrial district. No additional flood hazards are mapped by FEMA, including a citywide absence of 100-year flood zones, which borders the City along the San Gabriel River.

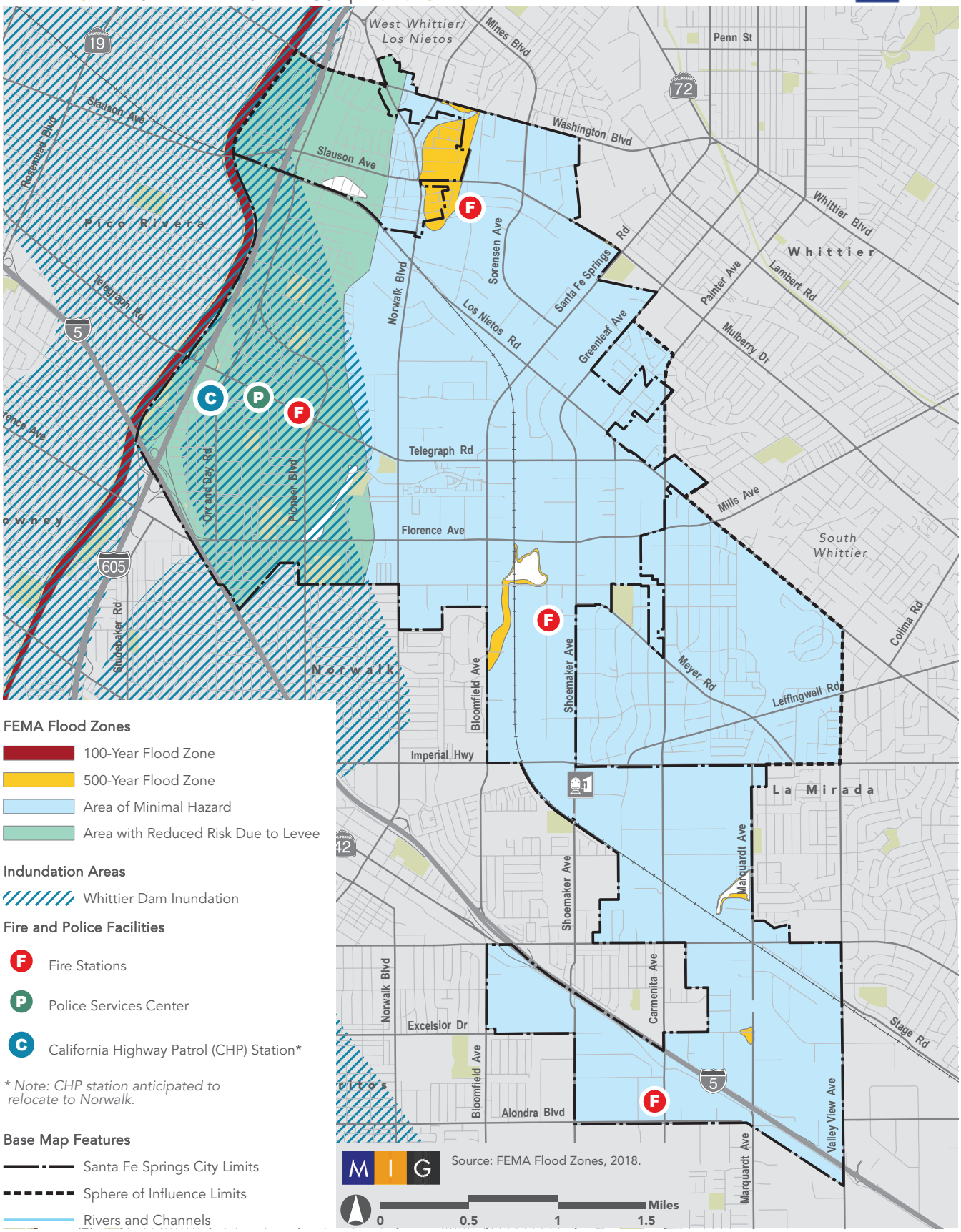
Urbanization of a watershed changes the hydrologic system. Heavy rainfall in the City can collect and rapidly move across impervious concrete and asphalt surfaces, concentrating the flow in unnatural channels such as streets, creating swift moving rivers. Additional localized flooding can occur when storm drains back up with vegetative debris.

Inundation from the Hoover Reservoir and Whittier Narrows Dam located five miles northwest of Santa Fe Springs poses the greatest threat from dam inundation for the City (Figure 5-4). The dam was built as a flood risk management and water conservation project in 1957 and creates a reservoir capacity of 9.75 million gallons of water. In 2016, the U.S. Army Corps of Engineers determined the dam is structurally unsafe and poses a potentially catastrophic risk to the communities along the San Gabriel River floodplain. In addition, engineers found that the mile-long earthen structure could fail if water were to flow over its crest or if seepage eroded the sandy soil underneath. Measures to permanently address these issues are currently being developed and evaluated (as of 2020). Inundation from dam failure would mostly affect the commercial, industrial, and residential areas of the City west of Norwalk Boulevard.

Key Considerations

- Santa Fe Springs lies on two active blind thrust fault systems, within a seismically active region. Earthquakes and the effects of seismically induced hazards, like liquefaction, threatens older buildings.
- The City's last Natural Hazard Mitigation Plan was adopted in 2004 and revised in 2006. An updated plan that includes the heightened dangers of flooding associated with climate change may be helpful in managing a changing landscape.
- FEMA indicates four small regions in the 500-year flood event zone, or having 0.02% chance of flooding, within the Planning Area. Another risk of flooding may be associated with stormwater collection due to inadequate drainage systems and extensive impervious surfaces.
- The Whitter Narrows Dam has been determined structurally unsafe by the U.S. Army Corps of Engineers if an extreme flooding event and major seismic event were to occur simultaneously. The dam poses a potentially catastrophic risk to downstream communities, including Santa Fe Springs. Dam failure inundation could occur in the City and surrounding areas, west of Norwalk Boulevard.

Figure 5-4: Flood Zones



FEMA Flood Zones

- 100-Year Flood Zone
- 500-Year Flood Zone
- Area of Minimal Hazard
- Area with Reduced Risk Due to Levee

Indundation Areas

- Whittier Dam Inundation

Fire and Police Facilities

- Fire Stations
- Police Services Center
- California Highway Patrol (CHP) Station*

** Note: CHP station anticipated to relocate to Norwalk.*

Base Map Features

- Santa Fe Springs City Limits
- Sphere of Influence Limits
- Rivers and Channels

HAZARDOUS MATERIALS

Hazardous materials are substances or chemicals that are capable of having a harmful effect on human health or the environment. Four governmental agencies define and regulate hazardous materials: the U.S. Environmental Protection Agency (EPA), U.S. Occupational Safety and Health administration (OSHA), U.S. Department of Transportation (DOT), the U.S. Nuclear Regulatory Commission (NRC), and the California Department of Toxic Substance Control (DTSC). Hazardous materials are used in everyday activities from painting houses to fueling cars. The Resource Conservation and Recovery Act (RCRA) regulates the management of municipal and industrial waste to ensure the safe handling and disposal of hazardous materials. Facilities that transport, generate, or treat hazardous waste must report their activities to the California and U.S. Environmental Protection Agency (EPA) and comply with waste management standards.

Oil Wells

Union Oil of California first drilled two dry holes in 1919 before hitting a successful oil well on its third attempt in 1921. Within a year, the Santa Fe Springs oil field was considered one of the richest pools in petroleum history, and the City became a promoters' paradise. In its peak during the 1920s, the oil field produced as much as 60,000 barrels daily. By 1924, 81 million barrels of oil had been pumped from the ground. Since 1977, more than 40 different providers have maintained wells in the Santa Fe Springs oil field; however, the only active operator currently is Maverick Natural Resources (formerly Breitburn Energy). Active oil wells (wells still extracting oil) are located in the central and eastern portions of the oil field, occupying approximately 10 city blocks, or 784 acres, as depicted in Figure 5-5. Idle wells are oil and gas wells which are not in use for production, injection, or other purposes but also have not been permanently sealed; see Table 5-3. Over 1,000 oil wells have been plugged in the City since the 1920s. A well is plugged by setting mechanical or cement plugs in the wellbore at specific intervals to prevent fluid flow.

60,000

number barrels produced daily during the 1920s

221

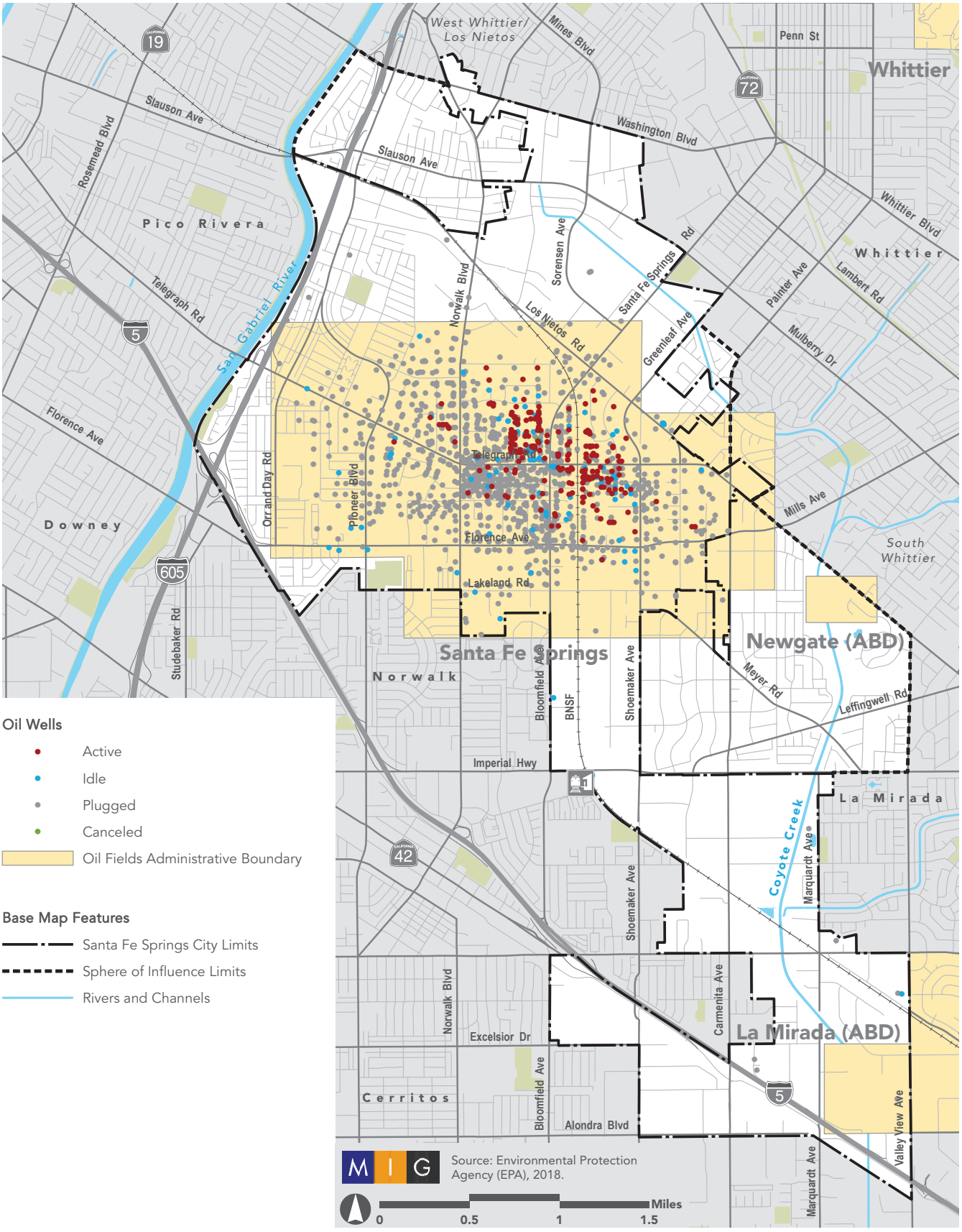
active oil wells in the City

Table 5-2: Oil Wells (2020)

Oil Wells	City	Sphere of Influence	Total
Active	221	7	228
Idle	88	0	88
Plugged	1,093	21	1,114
Total	**1,402**	**28**	**1,430**

Source: California Department of Conservation, Geologic Energy Management Division, 2020.

Figure 5-5: Oil Wells



Hazardous Waste

Hazardous waste can be generated from many sources, such as construction, vehicle maintenance, industrial manufacturing, household cleaning, and service businesses, like landscaping and dry cleaning. The EPA's Toxics Release Inventory (TRI) Program manages a database of facilities that emit toxic chemicals and tracks hazardous waste transporters. The State of California divides hazardous waste generators into two categories: Small Quantity Generators (SQGs), which generate between 220 and 2,200 pounds of non-acute hazardous waste per month; and Large Quantity Generators (LQGs), which generate 2,200 pounds or more of non-acute hazardous waste per month.

Transporters move hazardous waste to a facility that can recycle, treat, store, or dispose of the waste. Hazardous waste can be transported by air, rail, highway, or water. Many hazardous wastes can be recycled safely and effectively, while other wastes must be treated and disposed of in landfills or incinerators. As noted in Table 5-3 and depicted on Figure 5-6, the Toxic Release Inventory identified generators, transporters, transfer facilities, and other hazardous waste facilities within the Planning Area.

Table 5-3: Hazardous Waste Generators (2020)

Oil Wells	Number of Businesses		
	City	Sphere of Influence	Total
Small Quantity Generator	322	18	340
Large Quantity Generator	61	2	63
Transfer Facilities	2	0	2
Transporter	293	20	313
Treatment, Storage, and/ or Disposal	1	0	1
Other Hazardous Waste Facilities	6	0	6
Total	**685**	**40**	**725**

Source: Environmental Protection Agency (EPA) , Resource Conservation and Recovery Act, 2018

322

businesses generate small quantities of hazardous waste

61

businesses generate large quantities of hazardous waste

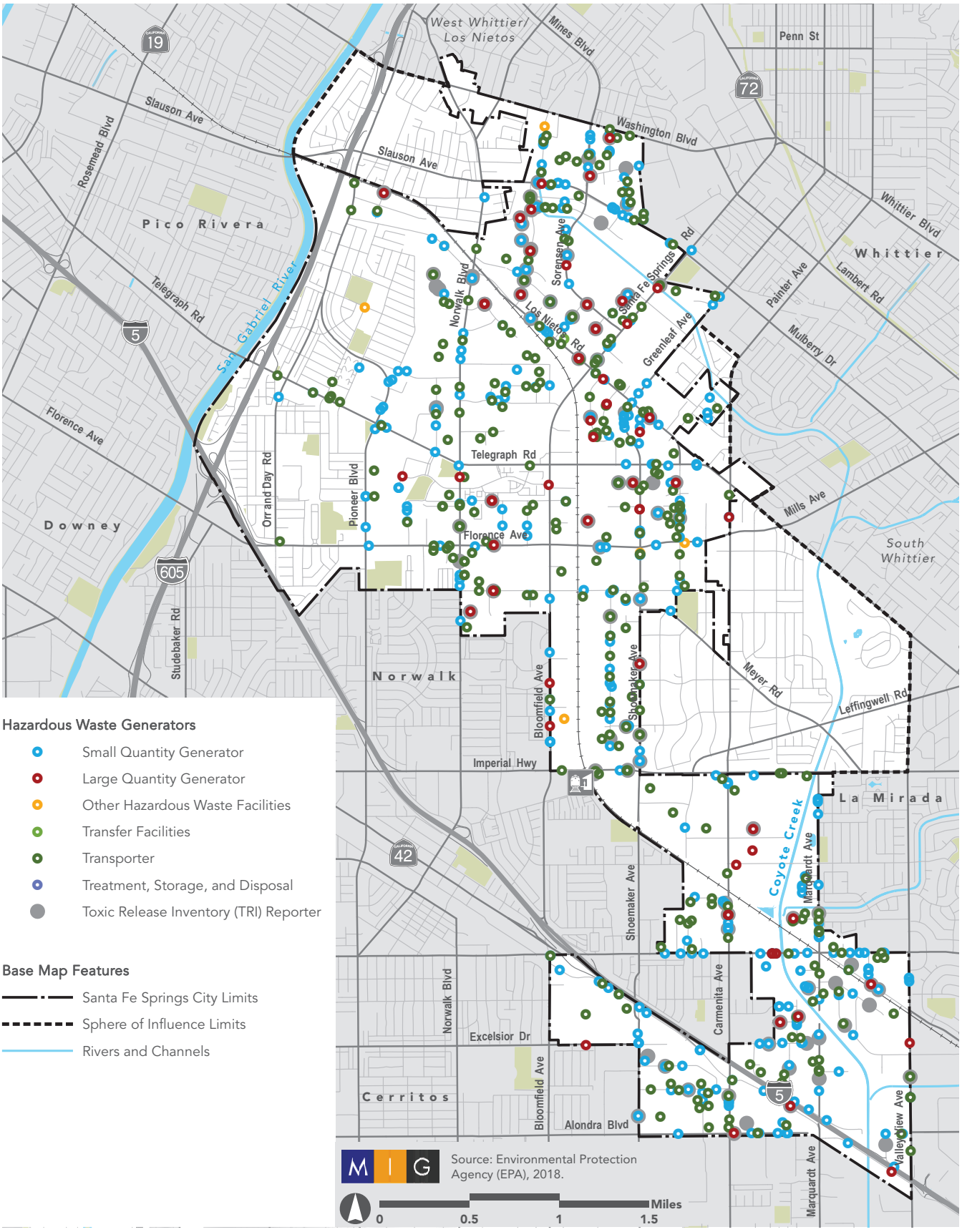
296

businesses transport hazardous waste

1

business treats, stores, and/or disposes quantities of hazardous waste

Figure 5-6: Hazardous Waste Generators



Hazardous Waste Generators

- Small Quantity Generator
- Large Quantity Generator
- Other Hazardous Waste Facilities
- Transfer Facilities
- Transporter
- Treatment, Storage, and Disposal
- Toxic Release Inventory (TRI) Reporter

Base Map Features

- Santa Fe Springs City Limits
- Sphere of Influence Limits
- Rivers and Channels

Contaminated Sites

The federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), informally known as Superfund, allows the EPA to clean up contaminated sites by assigning liability and ensuring responsible parties either remediate the site or reimburse the government for EPA-led efforts. When no viable responsible party can be identified, Superfund allocates the public funds to the EPA for remedial action of contaminated sites.

The City has 10 registered Superfund sites (Figure 5-7), including one site on the National Priorities List (NPL), a 38-acre former waste disposal area, Waste Disposal Inc. (WDI). Remedial action for the WDI Superfund site was completed in 2006, and two subsequent reviews have found the implemented actions continue to protect human health and the environment. Illustrating a successful collaboration between the EPA, local jurisdictions, responsible parties, business owners, and community stakeholders, the WDI Superfund site has become a case study for efficacious cleanup and reuse. The WDI site remediation has supported economic growth by providing over 160 jobs and set precedence for redevelopment opportunities in an area where vacant property is in high demand.

Leaking Underground Storage Tanks

Underground storage tanks are used to store petroleum and other hazardous materials. Leaking underground storage tanks (LUST) can contaminate surrounding soil, groundwater, or surface waters. Once the leak is registered and confirmed, immediate response actions must be taken to minimize or eliminate the source of the release and to reduce potential harm to human health, public safety, and the environment. Four LUST sites have been reported in Santa Fe Springs, as shown in Figure 5-7.

Superfund Site Groundwater Plume

The Omega Chemical Corporation was a refrigerant and solvent recycling company that operated in the City of Whittier between 1976 and 1991. As a result of business operations, spills and leaks of various chemicals contaminated the soil and groundwater beneath the facility with high concentrations of tetrechloroethene (PCE) and trichloroethene (TCE). Prolonged exposure to these chemicals has been proven to cause severe long-term health effects. These chemicals have contaminated the groundwater, creating a large plume beneath the City of Santa Fe Springs (see Figure 5-8).

In 1995 and 1996, the EPA oversaw initial cleanup activities at the former Omega Chemical Corporation site, including the removal of approximately 3,000 drums of hazardous waste and excavation and removal of grossly contaminated near-surface soil. In 1999, the EPA placed this site on its Superfund National Priorities List.

In 2011, the EPA selected an interim remedial action to contain the large plume of contaminated groundwater at the Omega Chemical Corporation Superfund site. The selected remedy is an interim action to contain the plume of contaminated groundwater. The overall objective of the interim remedial action is to protect human health and the environment by preventing further spreading of the contaminated groundwater to as-yet uncontaminated portions of the aquifer and nearby production wells.

The City of Santa Fe Springs has shut down water production wells due to high contamination levels in the groundwater beneath the City.

In 2017 and 2018, 53 groundwater monitoring wells were constructed to provide data needed to design a regional groundwater cleanup system. As of 2020, work to address contaminated groundwater and design the regional groundwater cleanup system is ongoing.

Figure 5-7: Hazardous Waste Contamination Sites

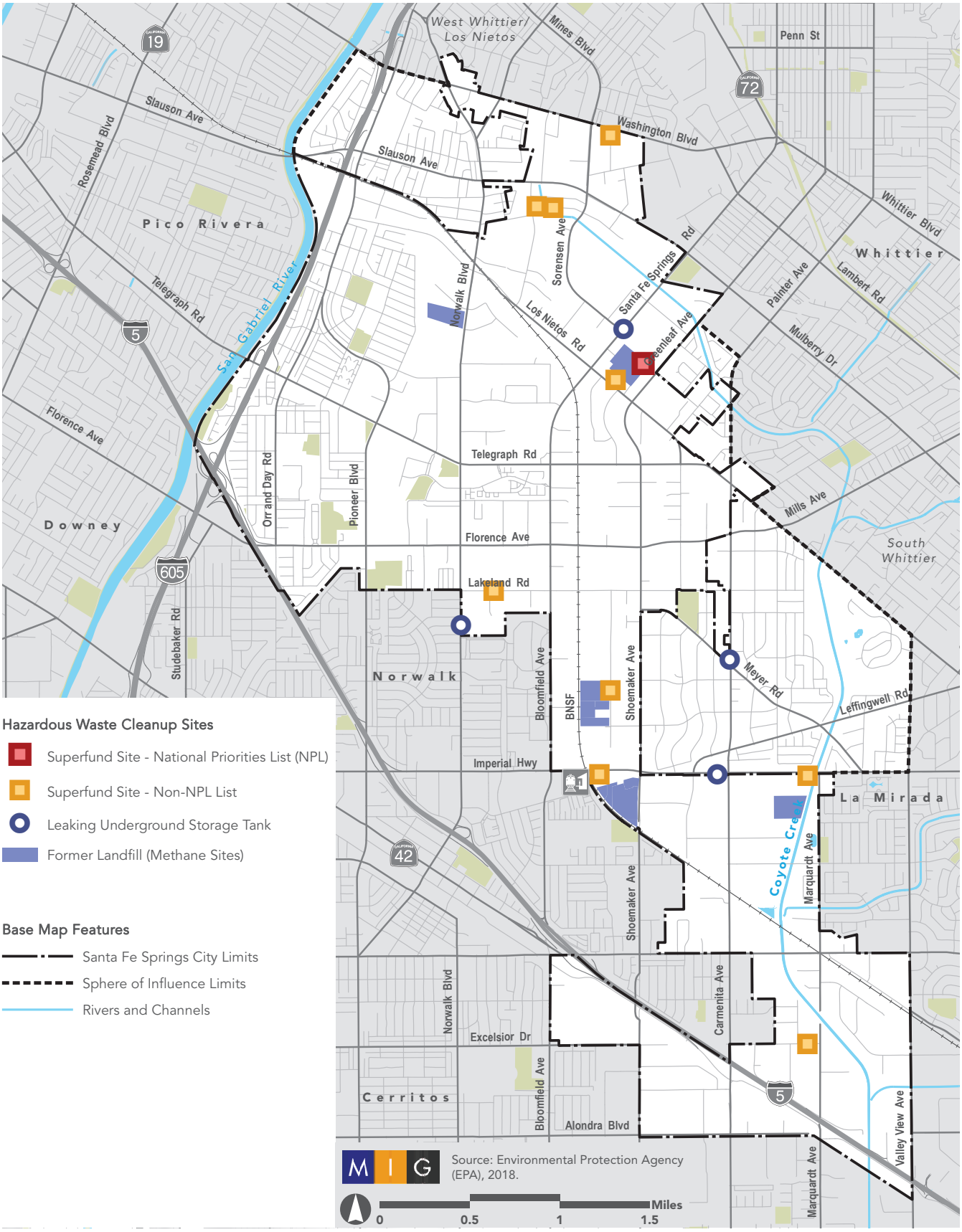
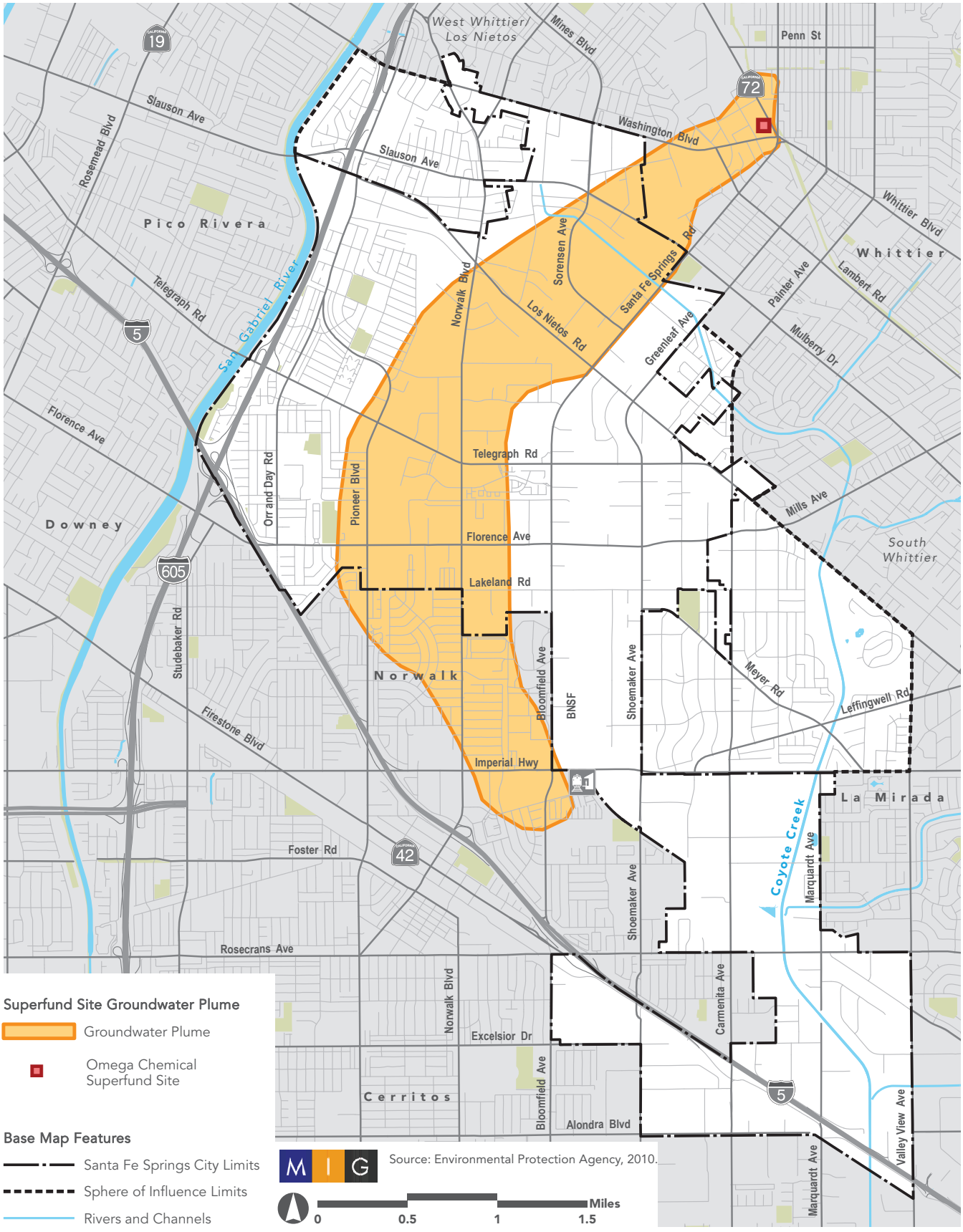


Figure 5-8: Contaminated Groundwater Plume



Key Considerations:

- Santa Fe Springs welcomed a booming oil industry after Union Oil discovered a gusher in 1921. During the 1920s, oil production peaked at a rate of 60,000 barrels a day. Production levels have declined over time, as the Santa Fe Springs Oil Field has matured. The City will continue to account for the presence of former wells in its land planning and decisions due to contaminations issues associated with years of oil production.
- The largely industrial economy contributes to the high number of hazardous waste generators and transporters in the City.
- Superfund cleanups restore value to property and benefit surrounding communities. The Waste Disposal, Inc. Superfund cleanup effort provided over 160 jobs and about $9.5 million in annual employee income, while neighboring businesses remained open during and after cleanup. This case study may be used to motivate the public and guide future Superfund efforts at nearby sites.
- The Omega Chemical Corporation Superfund Site located in the City of Whittier has contaminated the groundwater beneath Santa Fe Springs and closed water supply production wells.

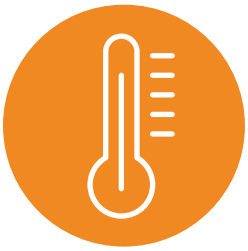
CLIMATE CHANGE

Climate change is a long-term shift in global or regional climate patterns. Often climate change refers specifically to the rise in global temperatures from the mid-20th century to present. Climate is sometimes mistaken for weather. But climate is different from weather because it is measured over a long period of time, whereas weather can change from day to day, or from year to year. The climate of an area includes seasonal temperature and rainfall averages and wind patterns. Climate change is the long-term alteration of temperature and typical weather patterns in a place, causing weather patterns to be less predictable.

Humans—more specifically, the greenhouse gas (GHG) emissions we generate—are the leading cause of the Earth's rapidly changing climate. Greenhouse gases play an important role in keeping the planet warm enough to inhabit. But the amount of these gases in our atmosphere has skyrocketed in recent decades. The burning of fossil fuels like coal, oil, and gas for electricity, heat, and transportation is the primary source of human-generated emissions. Curbing dangerous climate change requires very deep cuts in emissions, as well as the use of alternatives to fossil fuels worldwide.

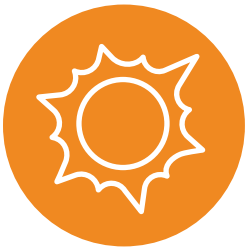
Scientists agree that the Earth's rising temperatures are fueling longer and hotter heat waves, more frequent droughts, and heavier rainfall.

Over the 20 to 80 years Santa Fe Springs community will experience:



Rising Temperatures

Heavier Rainfall

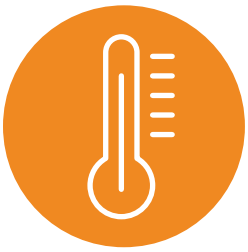


Extreme Heat Events and Longer Droughts

Weather Pattern Changes

Annual Average Temperatures and Precipitation

Santa Fe Springs enjoys moderate temperatures due to the proximity to the Pacific Ocean. Between 1950 and 2005, average annual temperatures averaged 77.2 degrees Fahrenheit, with an annual minimum of 73.5 and a maximum of 79.2 degrees Fahrenheit. Using the Cal Adapt Climate Tools for Santa Fe Springs, Table 5-4 identified the minimum and maximum temperatures and precipitations between observed historical data between 1950 and 2005 and projected temperature rises using two scenarios. The RCP 4.5 scenario models greenhouse gases peaking in 2040 and beginning to drop thereafter, projecting moderate changes in temperatures and precipitation. The RCP 8.5 scenario models greenhouse gases increasing strongly through 2050 and plateauing around 2100, projecting aggressive changes in temperatures and precipitation. Overall temperatures are projected to rise substantially throughout this century. On average, the projections show little change in total annual precipitation.



+5° to 7° F

Average temperature changes between 2040 and 2099

+1

inch of rain on average between 2040 and 2099

Table 5-4: Temperatures and Precipitation

Baseline and Modeled Scenarios	Annual Averages in Santa Fe Springs								
	Minimum Temperatures (F)			Maximum Temperatures (F)			Precipitation (inches)		
	Min	Avg	Max	Min	Avg	Max	Min	Avg	Max
Observed Historical (1950 to 2005)	50.6	54.1	57.4	73.5	77.2	79.8	4.1	14.4	32.7
Emissions Peak in 2040 (RCP 4.5) (2040 to 2099)	55.7	58.7	61.6	78.1	82.0	85.7	3.4	14.3	47.1
Change (Base – RCP 4.5)	+5.1	+4.6	+4.2	+4.6	+4.8	+5.9	-0.7	-0.1	+14.4
Emissions Continue to Rise Beyond 2050 (RCP 8.5) (2040 to 2099)	55.9	60.8	66.3	79.3	84.0	90.6	2.3	15.4	47.5
Change (Base – RCP 8.5)	+5.3	+6.7	+8.9	+5.8	+6.8	+10.8	-1.8	+1.0	+14.8

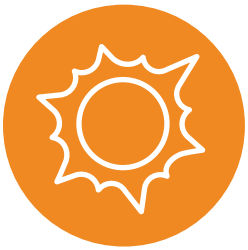
Source: Cal-Adapt, 2020 California Energy Commission, <www.caladatp.org>, 2020.
Note: (F): Fahrenheit

Extreme Heat Events

Extreme heat is defined as temperatures that hover 10 degrees or more above the average high temperature for the region and last for several weeks. California's warm months have become increasingly hotter over the past several decades. The number of extreme heat events—the hottest days and nights—has increased, especially in the last 30 years. Nights have warmed more than days. On extreme heat days, temperatures are at or above the highest 2% of historical daily highs, while on extreme heat nights, they are at or above the highest 2% of historical daily lows.

The effects of extreme heat on human health are well known. Following a record-breaking heat wave in California in July 2006, over 16,000 emergency room visits, more than 1,100 hospitalizations, and at least 130 deaths were reported. As heat events are projected to become more frequent and last longer, preparing for the public health challenges they pose is critical. This event impacted California's economy, energy supply, and health.

The risk of heat-related illnesses and deaths is influenced by the characteristics of the extreme heat event. When temperatures do not cool down at night, or when humidity is high, the body's ability to cool down is hampered. Table 5-5 identifies the rise in number of extreme days and warm nights annually projected using a Cal Adapt model.



+9 to 18

additional extreme heat days between 2040 and 2099

+27 to 56

additional warmer nights between 2040 and 2099

Table 5-5: Extreme Heat and Warm Nights

Baseline and Modeled Scenarios	Number of Days Annually Santa Fe Springs			
	Extreme Heat Days		Warm Nights	
	Extreme Heat Days	Warm Nights	Max	Min
Observed Historical (1950 to 2005)	Number	Percent	Number	Percent
Emissions Peak in 2040 (RCP 4.5) (2040 to 2099)	13	--	22	--
Change (Base – RCP 4.5)	+9	+225%	+27	+675%
Emissions Continue to Rise Beyond 2050 (RCP 8.5) (2040 to 2099)	31	--	60	--
Change (Base – RCP 8.5)	+18	+450%	+56	+1400%

Source: Cal-Adapt, 2020 California Energy Commission, <www.caladatp.org>, 2020.

Droughts

In recent decades, drought years have become more frequent and more severe in California. Droughts are periods of unusually dry weather that last long enough to cause a shortage of water. California has a highly variable climate and is susceptible to dry spells. Recent research suggests that extended drought occurrence ("mega-drought") could become more pervasive in future decades. Droughts can have widespread impacts on communities, often leading to significant economic costs. Water supplies for drinking, household use, and power generation become scarce. They can also affect human health by altering patterns of certain diseases like West Nile Virus and by increasing air pollution from local industrial and traffic emissions, as well as seasonal wildfires from nearby mountain areas.

The 2011-2017 California drought was one of the most intense droughts in California history, with the period of late 2011 through 2014 being the driest in California history. The drought killed 102 million trees from 2011 to 2016.

Sea Level Rise and Wildfire

Santa Fe Springs is just over 10 miles from the beaches in Long Beach and Seal Beach, so there are no direct threats from sea-level rise flooding hazards. Additionally, there are no Very High Fire Hazard Severity Zones in the City, as identified by California Department of Forestry and Fire Protection (CAL FIRE); therefore, there are no wildfire hazards in the City.

During one of the worst droughts in California's history, workers paint green dye onto drought affected grass at a home in Santa Fe Springs in October 2014

At-Risk Populations Vulnerable to Climate Change

Californians already experience the worst air quality in the nation. Hotter temperatures lead to more smog, which can damage lungs, and increases childhood asthma, respiratory and heart disease, and death. Certain segments of the population are at greater risk, including the elderly, infants, persons with chronic heart or lung disease, people who can't afford air conditioning, and those who work outdoors. As temperatures rise, the number of days of extreme heat events also will rise, causing increases in the risk of injury or death from dehydration, heatstroke, heart attack and respiratory problems. Table 5-7 identifies potential at-risk populations vulnerable to climate change in the City, based on U.S. Census 2018 data.

People with disabilities are especially vulnerable to extreme heat events. People with disabilities experience disproportionate poverty levels and live in lower-quality housing on average, compared to those without disabilities. This often means they have less access to air-conditioning at home or may have less money to pay air-conditioning bills if they do have air conditioning. Some cooling shelters may not be easy to get to for people relying on public transit or who are isolated at home—and those cooling shelters may be inaccessible and/or not have necessary medical or other disability supports as well. The combination of physical and social factors means that people with disabilities are, on average, more vulnerable to heat stress, heat exhaustion, or death during extreme heat events.

Table 5-6: At-Risk Population to Climate Change

At-Risk Population	Santa Fe Springs		LA County	
	Number	Percentage	Number	Percentage
Total Population	**17,791**	**100.0%**	**10,163,507**	**100%**
Children (under age 5)	1,184	6.7%	617,979	6.1%
Seniors (over 65 years of age)	2,489	14.0%	1,921,939	18.9%
With Disability	935	5.3%	469,965	4.6%
Persons with Disabilities	1,852	10.4%	987,522	9.7%
Health Issues				
Coronary Heart Disease	950	5.3%	547,800	5.4%
Chronic Obstructive Pulmonary Disease	860	4.8%	539,680	5.3%
Asthma	1,380	7.8%	863,900	8.5%
Total Employed (over age 16)	**7,963**	**100.0%**	**5,001,369**	**100.0%**
Outdoor Workers	381	4.8%	270,099	5.4%

Source: Cal-Adapt, 2020 California Energy Commission, <www.caladatp.org>, 2020.

Existing Conditions to Mitigate Climate Change

Tree Canopies

Trees are beneficial for mental and physical health in many ways. They can provide shade and cool surrounding areas; reduce stress; and promote health, wellness, and physical activity. Trees are also essential to mitigate the effects of climate change, especially extreme heat events. In terms of tree canopy coverage, weighted by number of people per acre, Santa Fe Springs ranks at the 34th percentile compared to other California cities. Figure 5-9 identifies the percentage of tree canopy coverage, with higher tree canopy coverages at Heritage Park, Clarke Estate, and Candlewood Country Club (Candlewood Country Club is located in the Sphere and not the City).

Rooftop Solar Farms

Solar energy creates clean, renewable power from the sun and benefits the environment. Alternatives to fossil fuels reduce the carbon footprint at home and work by reducing greenhouse gases. Solar is known to have a favorable impact on the environment, including fighting climate change. The development of industrial building rooftop solar farms is a potentially significant opportunity. Of the 3,270 commercial and industrial buildings in Santa Fe Springs, only 17 buildings include solar panels on their rooftops. That is approximately three million square feet of building rooftop area, although many buildings now only use a portion of the rooftops for solar panels.

Vehicle Usage

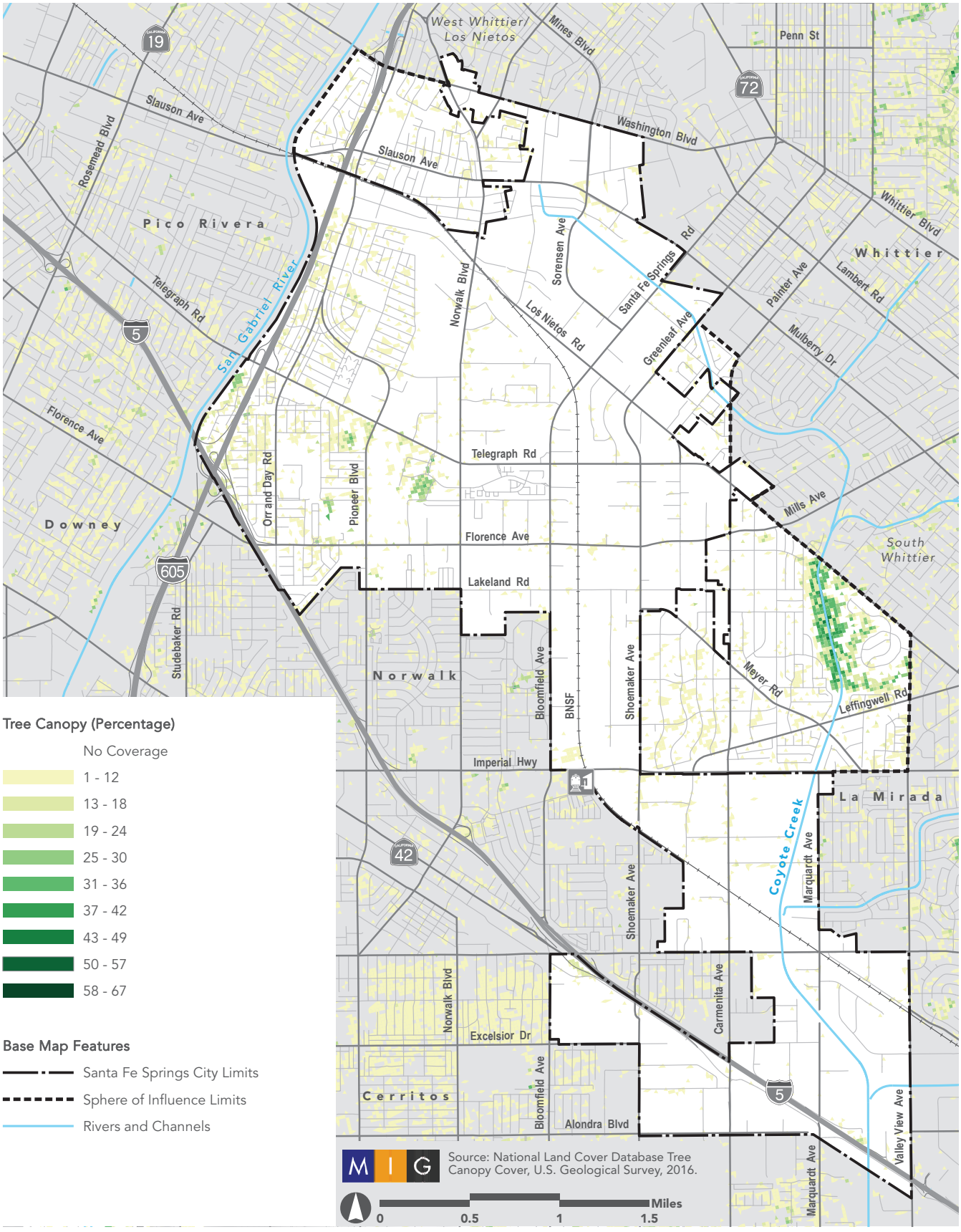
Transportation is California's largest source of carbon dioxide gas, the primary contributor to climate change. Cars and trucks that transport goods and people create approximately 38% of total climate change emissions. According to the 2018 U.S. Census data, only 5.5% of the working population walk, bike, or use transit to get to work. The majority of Santa Fe Spring residents (83%) drove alone (single occupancy) in a vehicle during their commute to work.

Electric vehicles powered by batteries and gasoline-powered generators (hybrids) save fuel costs and greatly reduce vehicle emissions, including local smog. Battery-powered electric vehicles have much lower greenhouse gas emissions than standard internal combustion engine vehicles. Fuel-cell vehicles powered by hydrogen are even better and are increasingly becoming available. Alternative fuels are compressed natural gas, ethanol, liquid natural gas, and propane. These fuels do not offer the same level of greenhouse gas benefits as electric-drive technologies, but they can provide a wide range of air quality benefits.

Transit and walking and biking may not be a solution for climate change. But there is substantial evidence that a person can reduce the greenhouse gases he or she walks, bikes, or takes transit.

Many of the buildings in the Golden Springs Business Park include rooftop solar panels

Figure 5-9: Tree Canopy



Key Consideration

- Across the region, average maximum temperatures are projected to increase around four to five degrees Fahrenheit based on conservative scenario, and five to eight degrees Fahrenheit based on more aggressive scenario.
- The number of extreme heat days annually is expected to increase from 4 days to 13 days using conservative scenarios and 22 days using an aggressive scenario. The number of warm nights annually are expected to increase from 4 days to 31 days using conservative scenarios and 60 days using an aggressive scenario.
- Most areas in Santa Fe Springs have limited tree canopies, including the residential and industrial areas. Many parks and open spaces have moderate tree canopy coverages.
- Fourteen percent of Santa Fe Springs' population is over the age of 65 years, a group that will susceptible to extreme heat events. Another group are those with disabilities, with 10% of the population.

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CHAPTER 6: ENVIRONMENTAL JUSTICE AND HEALTH

EXISTING CONDITIONS TECHNICAL REPORT

Re-Imagine Santa Fe Springs

2040 GENERAL PLAN

CHAPTER 6: ENVIRONMENTAL JUSTICE AND HEALTH

EXISTING CONDITIONS TECHNICAL REPORT

INTRODUCTION

This chapter focuses on environmental justice and community health and wellness. Environmental justice concentrates on identifying the disadvantaged communities within the Planning Area and the pollution and other environmental and social burdens that impact those communities. Health and wellness address the Healthy Places Index, general health conditions, health insurance and healthcare access, food insecurity and grocery store access, and physical activity.

ENVIRONMENTAL JUSTICE

Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental regulations and policies implemented by local agencies. Fair treatment means that no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental, and commercial operations and policies.

This section includes an analysis to determine the level of environmental health risks associated with the environmental pollution burdens and the health conditions and social characteristics of the City of Santa Fe Springs' neighborhoods. The data provided in this section represent a preliminary screening that would identify: a) disadvantaged communities and vulnerable populations and b) health outcomes and indicators of well-being. For reference, disadvantaged communities refer to the areas which most suffer from a combination of economic, health, and environmental burdens.

As a mostly industrial city, pollution associated with these uses has created pollution burdens to certain residential neighborhoods.

Disadvantaged Communities

California law requires local governments to identify any disadvantaged communities that exist in their communities. Indicators used to identify a disadvantaged community include: a) low-income areas and b) environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. One such approach is through California Communities Environmental Health Screening Tool called CalEnvironScreen 3.0, developed by the California Environmental Protection Agency for the purpose of identifying disadvantaged communities.

The CalEnvironScreen 3.0 tool uses a methodology to identify disadvantaged communities that incorporates the following indicators of pollution burden and population characteristics:

- Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation
- Areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment

See Table 6-1 for the indicators used in the CalEnvironScreen 3.0 analysis.

Table 6-1: CalEnvironScreen 3.0 Indicators

Pollution Burdens			
Exposure Indicators	» Ozone concentrations in air » PM 2.5 concentrations in air Diesel particulate matter emissions » Drinking water contaminants » Use of certain high-hazard, high volatility pesticides » Toxic releases from facilities » Traffic density	**Environmental Effect Indicators**	» Toxic cleanup sites » Groundwater threats from leaking underground storage sites and cleanups » Hazardous waste facilities and generators » Impaired water bodies » Solid waste sites and facilities
Population Characteristics			
Sensitive Population Indicators	» Asthma emergency department visits » Cardiovascular disease (emergency department visits for heart attacks) » Low birth-weight infants	**Socioeconomic Factor Indicators**	» Educational attainment » Housing burdened low income households » Linguistic isolation » Poverty » Unemployment

Source: CalEnvironScreen 3.0 the Office of Environmental Health Hazard Assessment, June 2018.

CalEnvironScreen 3.0 produces a percentile ranking of Santa Fe Springs' census tracts (small, relatively permanent statistical subdivisions of a city or county). The percentile ranking for each census tract demonstrates the degree of burdens present in that tract relative to the rest of the State's census tracts. The CalEnvironScreen 3.0 scores are not provided on a jurisdictional basis; the tracts presented here cover most of the City's geography and population and overlap with some of the Santa Fe Spring Sphere of Influence areas. The CalEnvironScreen 3.0 is a score composed of 20 indicators representing the product of two metrics—pollution burden and population characteristics—to produce an overall CalEnvironScreen 3.0 score for each census tract (see Table 6-2).

All census tracts are then ordered from highest to lowest and assigned a percentile rank. Percentile ranking for a census tract above 75 would mean that the census tract is in the top 25% of all CalEnviroScreen scores statewide. Table 6-2 shows that seven census tracts (5028.02, 5027.00, 5029.02, 5023.01, 5023.02, 5031.04, and 5031.05) within the Planning Area would have percentile scores in the top 25%. A score above 75 would qualify that tract as a disadvantaged community. Figure 6-1 identifies the location of these disadvantaged tracts within the Planning Area.

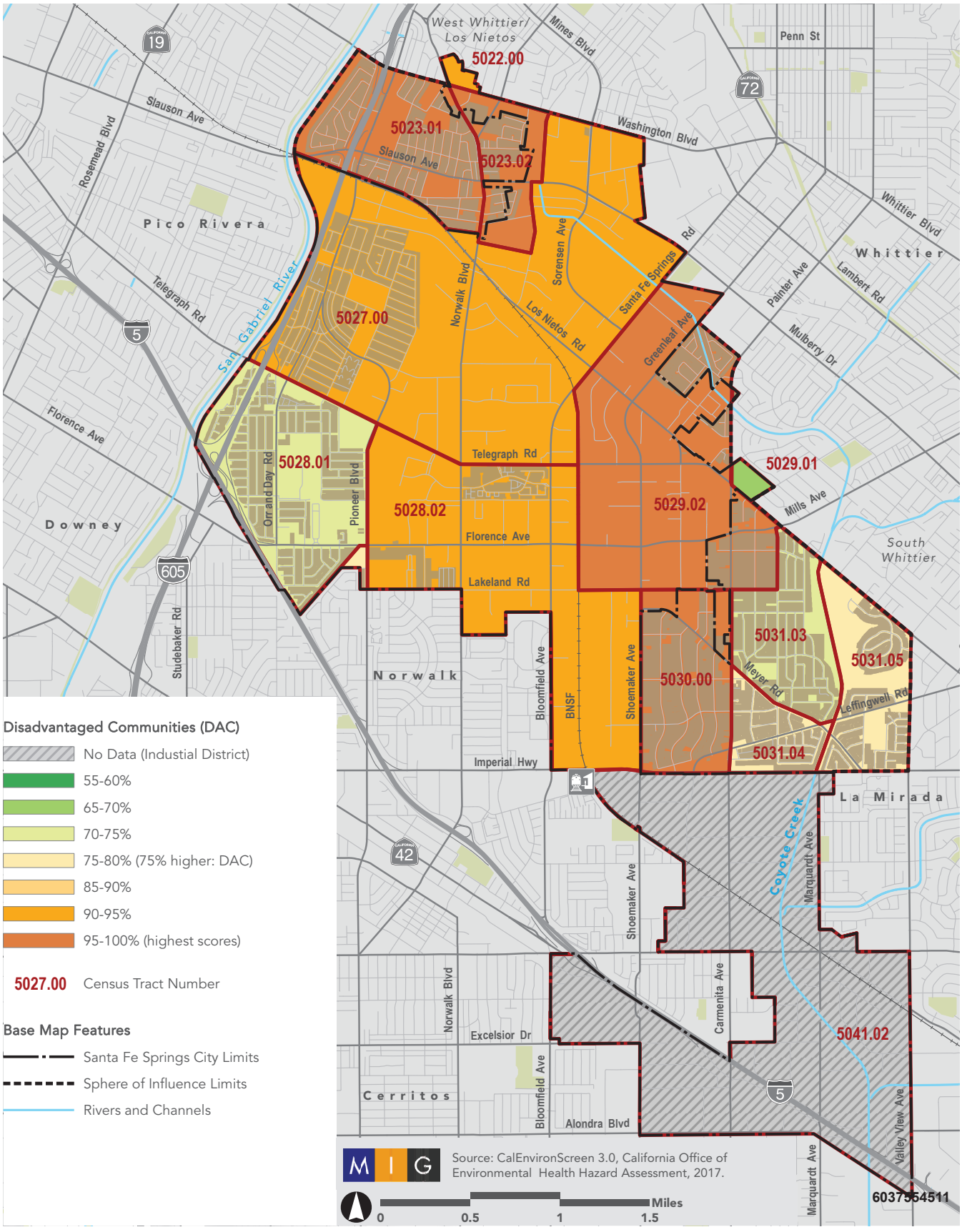
Table 6-2: CalEnvironScreen (CES) 3.0 Percentile Scores

Percentiles and Indicators	City of Santa Fe Springs				Sphere of Influence				
	Not a DAC	Census Tracts Identified as Disadvantaged Communities (DAC)							Not a DAC
	5028.01	5028.02	5027	5029.02	5023.01	5023.02	5031.04	5031.05	5031.03
CES 3.0 Percentile	70	**92**	**91**	**95**	**95**	**95**	**80**	**76**	71
Pollution Indicators Percentile	**95**	**94**	**99**	**95**	**98**	**95**	**81**	71	71
Population Characteristics Percentile	41	**77**	58	**81**	74	**81**	68	70	61

Source: CalEnvironScreen 3.0 the Office of Environmental Health Hazard Assessment, June 2018.

Note: Census tracts with a CES 3.0 percentile of 75 or greater is highlighted in red, indicating these areas are within the top 25 percentiles in the State are considered disadvantaged communities.

Figure 6-1: Disadvantaged Communities



Pollution Burden

One of the indicators used to designate a disadvantaged community is pollution burden. The pollution burden is calculated by measuring the average of exposure and environmental effects. Tract 5041.02 contains the City's southern industrial region, but due to its very low residential population, a composite score is not determined and therefore excluded. Although not shown on Table 6-3, this area would show pollution indicators that are among the top 2% of all census tracts in the State. Tract 5028.01 in the City and tract 5031.03 in the Sphere of Influence are the only populated areas not designated as a disadvantaged community. Although not designated as a disadvantaged community, census tract 5028.01, which encompasses the area around Santa Fe High School, has a pollution burden score that is within the top five percent ranking in the state, at the 95th percentile. Tract 5027 is within the top 1%, at 99th percentile.

Table 6-3: Pollution Burden Indicators Percentiles Scores

Pollution Burden Percentiles and Indicators	City of Santa Fe Springs				Sphere of Influence				
	Not a DAC	Census Tracts Identified as Disadvantaged Communities (DAC)							Not a DAC
	5028.01	5028.02	5027	5029.02	5023.01	5023.02	5031.04	5031.05	5031.03
Pollution Indicators	**95**	**94**	**99**	**95**	**98**	**95**	**81**	**71**	**71**
Cleanup Sites	77	98	100	99	93	97	78	69	49
Hazardous Waste	73	89	100	95	99	99	31	32	18
Groundwater Threats	45	98	96	95	70	90	39	2	41
Solid Waste Facilities	68	85	93	95	71	71	87	88	79
Toxic Release Inventory	85	83	87	85	89	89	82	82	82
$PM_{2.5}$	82	82	82	82	82	82	82	82	82
Traffic	96	51	82	39	88	47	27	32	32
Diesel PM	80	63	73	57	64	61	83	58	60
Drinking Water	61	61	88	65	88	89	52	60	60
Ozone	53	53	53	53	53	53	53	53	53
Impaired Water Bodies	41	0	41	29	41	0	29	29	29
Pesticides	0	0	0	0	0	0	0	0	0

Source: CalEnvironScreen 3.0 the Office of Environmental Health Hazard Assessment, June 2018.

Note: Census tracts with a pollution burden percentile of 75 or greater is highlighted in red, indicating these areas are within the top 25 percentiles in the State regarding pollution burdens.

Pollution Indicators above 75, at the top 25% of the state census tracts, are noted and provided descriptions below.

Cleanup Sites. Brownfield sites containing hazardous substances are areas that suffer from environmental degradation that can lead to severe health problems. While some sites may be undergoing cleanup actions by governmental authorities or by property owners, others may experience delays due to high costs, lawsuits, and concerns regarding cleanup

.

Solid Waste Sites and Facilities. Old, noncompliant, or abandoned solid waste disposal sites can release waste gases such as methane and carbon dioxide for decades after site closure. Exposure to landfill leachate can have adverse impacts on reproductive and respiratory systems.

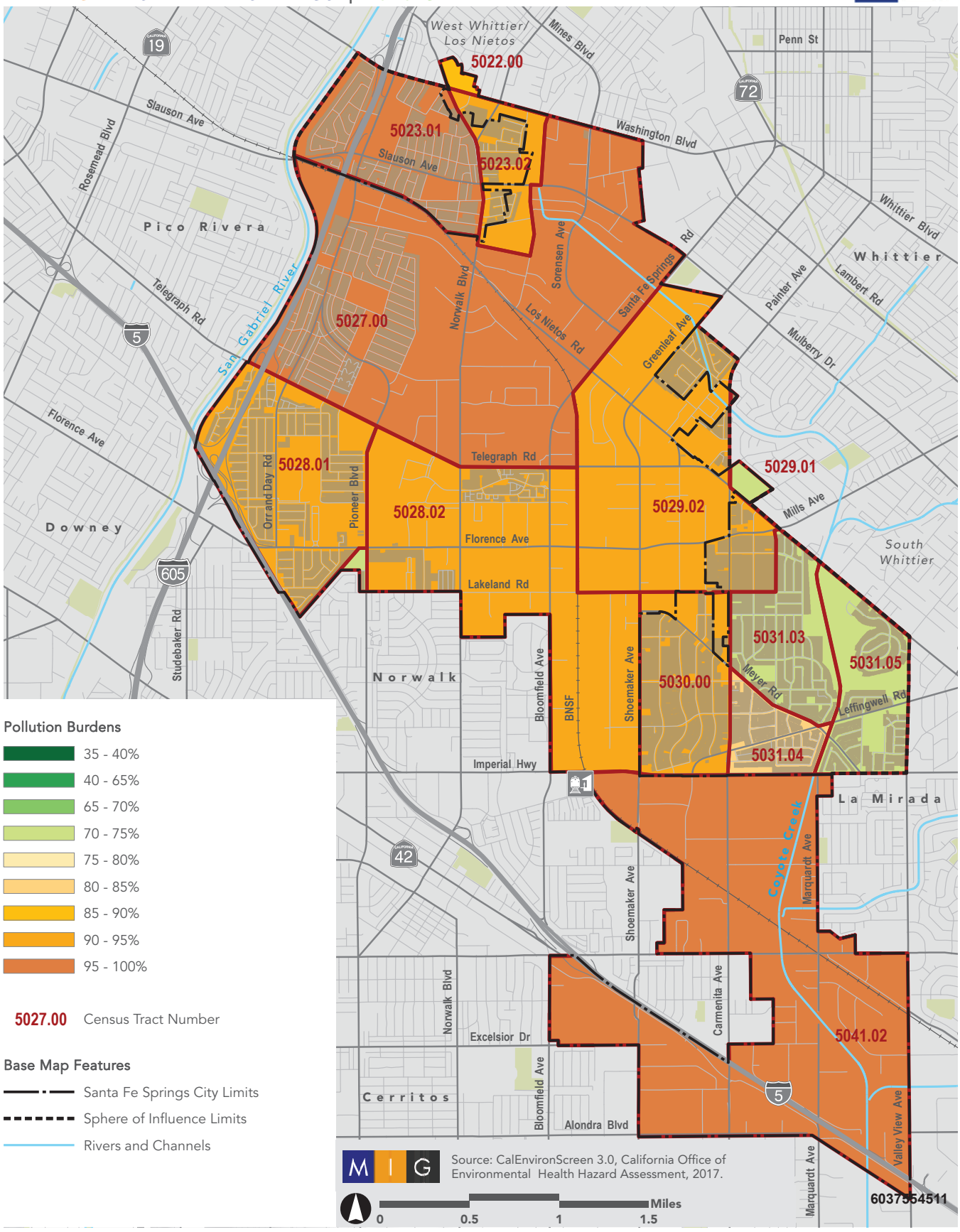
Groundwater Threats. Hazardous waste storage and disposal sites can negatively impact soil, groundwater (drinking water), and air quality, leading to a wide array of negative health impacts.

Hazardous Waste. Hazardous waste is potentially dangerous or harmful to human health or the environment. Potential health effects associated with living in proximity to hazardous waste processing and disposal sites include diabetes and cardiovascular disease .

Toxic Release. Elevated levels of hazardous cancer-causing air pollutants have been found in areas where industrial facilities are sited. Accidental chemical releases can exacerbate pollution exposure and can lead to a wide variety of detrimental health problems.

$PM_{2.5}$. Particulate matter ($PM_{2.5}$) are fine inhalable particles with diameters that are generally 2.5 micrometers and smaller. $PM_{2.5}$ can originate from a variety of sources such as cars and trucks, industrial facilities, and wood burning. Fine particulate matter pollution causes heart and lung disease and can lead to increased mortality.

Figure 6-2: Pollution Burden



According to geospatial analysis, nearly 2,000 homes in Santa Fe Springs are located within 500 feet of an industrial use, affecting 5,000 persons (28% of City residents). Over 1,500 homes with nearly 5,500 persons in the City are within 1,000 feet of the I-5 and I-605 freeways. Over 1,800 homes with nearly 4,500 residents in the City are within 500 feet of a businesses that handles and/or releases hazardous waste. Many homes and residents are confronting pollution burdens along different fronts. Many of the pollutions are invisible or difficult to detect. But long-term exposure can lead to health issues. Table 6-4 summarizes the number of housing units and population living near various environmental pollution burdens. Figure 6-3 identifies the proximity of residential uses to the various environmental pollution burdens.

5,111
City residents live within 500 feet of an industrial business

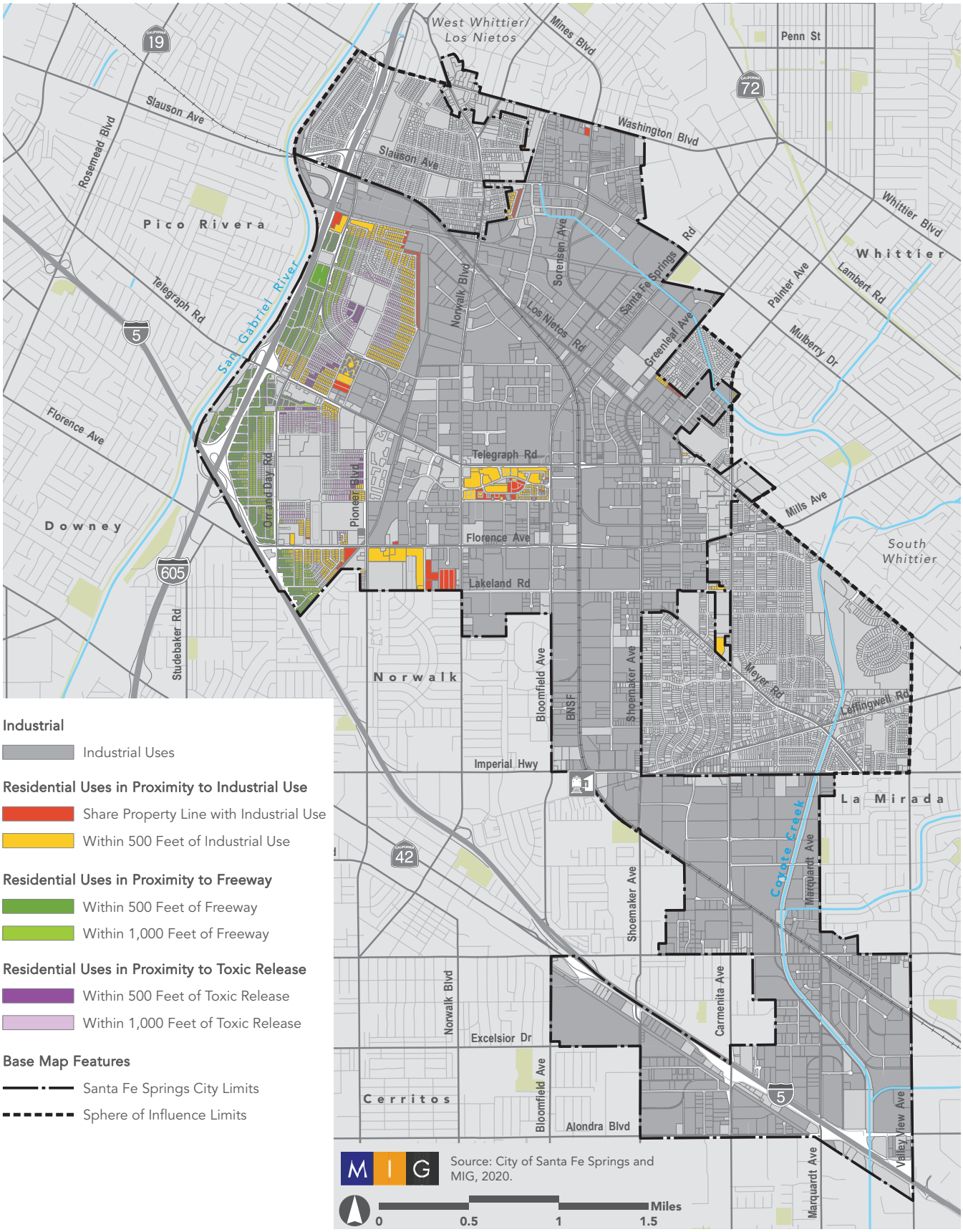
5,492
City residents live within 1,000 feet of a freeway

Table 6-4: Housing and Population Proximity to Pollution Indicators

Pollution Burden	Number of Housing Units			Population		
	City	SOI	Total	City	SOI	Total
Proximity to Industrial Uses						
Share a Property Line	512	166	678	1,196	685	1,881
Within 500 Feet	1,965	1,975	3,940	5,111	8,585	13,696
Proximity to I-5 and I-605 Freeways (Traffic and Diesel PM)						
Within 500 Feet	824	177	1,001	2,914	818	3,732
Within 1,000 feet	1,563	439	2,002	5,492	2,058	7,550
Proximity to Toxic Release Inventory						
Within 500 Feet	1,833	582	2,415	4,563	2,590	7,153
Within 1,000 feet	3,379	2,128	5,507	9,738	8,968	18,706
Proximity to Solid Waste Facilities and Clean Up Site						
Within 500 Feet	45	12	57	154	53	207
Within 1,000 feet	209	204	413	701	904	1,605

Source: MIG and UrbanFootprint, 2020.

Figure 6-3: Pollution Burden



In the City nearly 2,000 homes with over 5,000 residents live within 500 feet of an industrial business.

In the City, nearly 1,600 homes with about 5,500 residents live within 1,000 feet of a freeway.

Population Characteristics

Table 6-5 and Figure 6-4 show CalEnvironScreen population characteristics indicators related to health conditions (asthma, low-birth weight, and cardiovascular disease) and socio-economic factors. Socio-economic factors are related to commonly found characteristics of low-income populations such as lower educational attainment, linguistic isolation, and lower material well-being measured in poverty, unemployment, and housing burden. The top characteristics across multiple census tracts is cardiovascular disease. Another top characteristic is education, with five of the nine census tracts having lower educational attainment.

Table 6-5: Population Characteristics Indicators Scores

Population Characteristics Percentiles and Indicators	City of Santa Fe Springs				Sphere of Influence				
	Not a DAC	Census Tracts Identified as Disadvantaged Communities (DAC)							Not a DAC
	5028.01	5028.02	5027	5029.02	5023.01	5023.02	5031.04	5031.05	5031.03
Population Characteristics	**41**	**77**	**58**	**81**	**74**	**81**	**98**	**70**	**61**
Asthma	58	59	62	66	78	71	52	64	57
Low Birth Weight	27	50	39	58	43	5	43	78	38
Cardiovascular Disease	81	83	86	81	98	96	61	88	70
Education	51	71	76	86	79	86	86	71	66
Linguistic Isolation	44	94	62	70	74	87	65	59	73
Poverty	41	79	48	78	56	83	66	59	73
Unemployment	7	33	27	66	20	73	76	42	64
Housing Burden	21	80	30	65	65	90	65	31	38

Source: CalEnvironScreen 3.0 the Office of Environmental Health Hazard Assessment, June 2018.

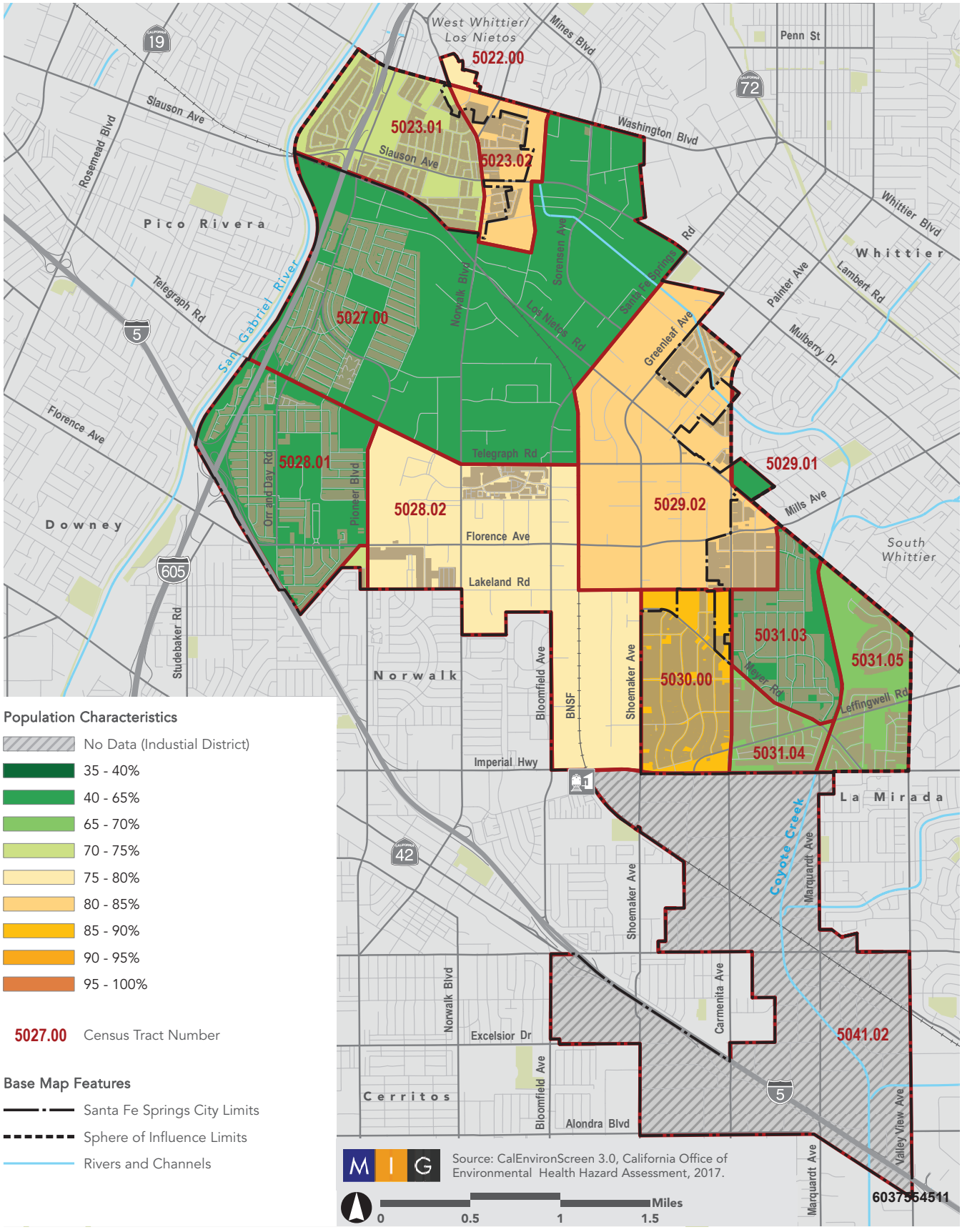
Note: Census tracts with a population characteristics percentile of 75 or greater is highlighted in red, indicating these areas are within the top 25 percentiles in the State regarding population characteristics.

7 out of 9 census tracts in the Planning Area have a higher rate of cardiovascular disease than 80% of other census tracts in California

Air pollution and particulate matters (PM) have been closely associated with adverse health effects such as respiratory disease and cardiovascular diseases

Source: National Center for Biotechnology Information, U.S. National Library of Medicine, 2014.

Figure 6-4: Population Characteristics



Population Characteristics above 75, at the top 25% of the State census tracts, are noted and provided descriptions below.

Cardiovascular Disease. Cardiovascular disease can lead to acute myocardial infarction (heart attack) and other heart problems, and is the leading cause of death both in California and the United States. Survivors of a cardiovascular event are highly vulnerable to future cardiovascular events, especially following short- or long-term exposure to particulate matter.

Educational Attainment. Studies have found that communities of more educated people are less polluted. Adults with less education have more pollution-related health problems. They are more likely to die from the effects of air pollution.

Linguistic Isolation. A high degree of linguistic isolation, or difficulty speaking English, among members of a community can limit access to health information and public services, as well as ability to effectively engage with regulations. People with limited English are also less likely to receive regular medical care and mental health services.

Poverty. Members of poor communities are more likely to be exposed to pollution and to suffer from health effects as a result of that exposure than residents of richer communities. Income can affect health when people cannot afford healthy living and working conditions, nutritious food, and necessary medical care. Poor communities are often located in areas with high levels of pollution. Poverty can cause stress that weakens the immune system and causes people to become ill from pollution.

Housing Burden. Housing affordability is an important determinant of health and well-being. Residents of low-income households with high housing costs may suffer adverse health impacts. The fraction of low-income households paying more than 50% of their income on housing is on the rise. The housing burden indicator takes into account the regional cost of living for both homeowners and renters and includes the cost of utilities.

Key Considerations

- The City's six pollution indicators are ranked at highest scores (95-100) out of more than 8,000 census tracts in the state. With the exception of PM2.5, the description suggests that proximity of residents to these sites are contributing factors.
- Cleanup Sites, Hazardous Waste, Groundwater Threats, Solid Waste Facilities, Toxic Release Inventory, and $PM_{2.5}$ are all pollution categories that rank very high in the City and are generally associated with industrial uses, hazardous waste generation, contaminated sites, and emissions from proximity to freeways and truck routes.
- Santa Fe Springs ranks high in the state with incidences of cardiovascular disease. Certain areas of the City's Sphere of Influence ranks high with asthma and low birth weight.
- Santa Fe Springs ranks high in the state with incidences of cardiovascular disease. Certain portions of the City ranks higher with asthma and low birth weight.
- Certain portions of the City have lower education attainment rates and higher rates of linguistic isolation, poverty, and housing burdens than other portions of the City.

HEALTH AND WELLNESS

This Health and Wellness section presents data and analysis that identifies the relationship between economic, education, healthcare, housing, transportation, and environmental decisions and their effects on health and wellness of disadvantaged communities and populations that have historically experienced inequities, institutionalized racism, exclusion, and/or isolation.

Healthy Places Index

Everyone should have the opportunity to be healthy. One's health is shaped dramatically by community characteristics—like housing, education, economic, and other social factors—which often are themselves shaped through policy. The California Healthy Places Index (HPI) combines 24 community characteristics into a single indexed HPI Score; see Table 6-6. The scores are displayed in quartiles, allowing for straightforward comparisons within a specific geography and across the State. The results shown in Table 6-7 can be used to explore, identify, and strategize existing healthy community conditions. Ultimately, the General Plan will explore opportunities to improve these conditions.

The California Healthy Places Index

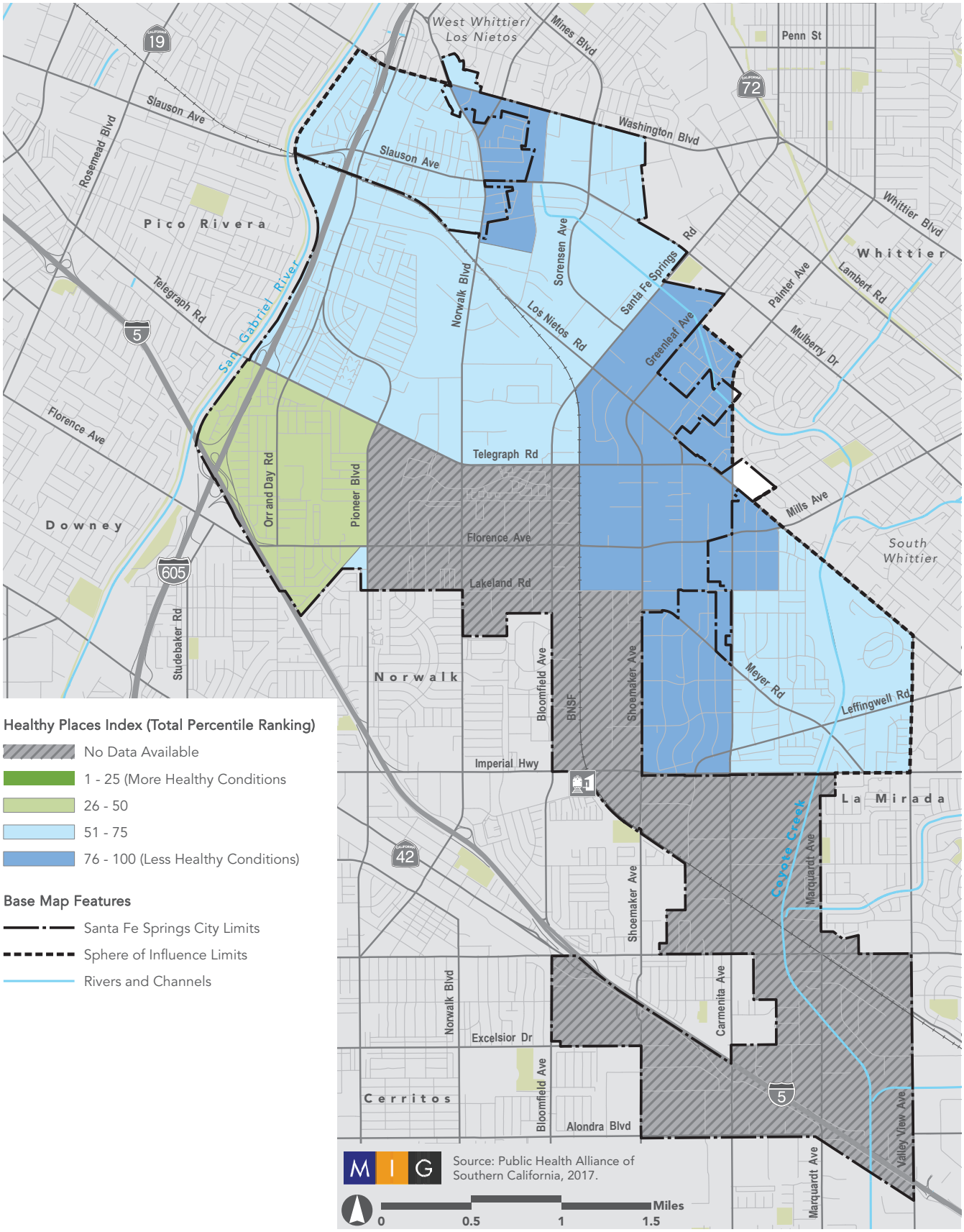
The California Healthy Places Index (HPI) is a powerful new tool, developed by the Public Health Alliance of Southern California (Alliance) in partnership with the Virginia Commonwealth University's Center on Society and Health, that can be used to explore and change those community conditions that predict life expectancy. It contains user-friendly mapping and data resources at the census tract level across California. The HPI also provides scores based on community conditions to allow for comparisons between areas, as well as deeper dives on conditions in any given area.

Table 6-6: Healthy Places Index Indicators

Economic (32%) » Above Poverty » Employed » Median Household Income	**Education (19%)** » Pre-School Enrollment » High School Enrollment » Bachelors Attainment	**Healthcare (5%)** » Insured Adults
Housing (5%) » Severe Housing Costs Burden » Homeownership » Housing Habitability » Uncrowded Housing	**Clean Environment (5%)** » Clean Air - Diesel PM » Clean Air - Ozone » Clean Air - PM 2.5 » Safe Drinking Water – Contaminants	**Neighborhood (8%)** » Retail Density » Supermarket Access » Parks » Tree Canopy » Alcohol Establishments Availability
Social (10%) » Two Parent Household » Voting	**Transportation (16%)** » Active (Healthy) Commuting » Automobile Access	

Source: The California Healthy Places Index (HPI), Public Health Alliance of Southern California, 2020.

Figure 6-5: Healthy Places Index



Healthy Places Index (Total Percentile Ranking)

- No Data Available
- 1 - 25 (More Healthy Conditions
- 26 - 50
- 51 - 75
- 76 - 100 (Less Healthy Conditions)

Base Map Features

- Santa Fe Springs City Limits
- Sphere of Influence Limits
- Rivers and Channels

According to Table 6-7, the City scored low, compared to other California cities, in severe housing costs burden, uncrowded housing, clean air (diesel PM), clean air (PM2.5), two-parent household, and voting .

Table 6-7: Healthy Places Index Indicators Percentile Scores`

Healthy Places Index Indicators Percentile	Healthy Places Index Categories							
	Economic	Education	Healthcare	Housing	Neighborhood	Clean Environment	Social	Transportation
Above Poverty	45.2							
Employed	44.2							
Median Household Income	52.7							
Pre-School Enrollment		56.1						
High School Enrollment		67.8						
Bachelors Attainment		21.3						
Insured Adults			29.6					
Severe Housing Costs Burden				18.2				
Homeownership				52.2				
Housing Habitability				71.3				
Uncrowded Housing				11.4				
Retail Density					74.7			
Supermarket Access					91.2			
Parks					65.5			
Tree Canopy					33.7			
Alcohol Establishments Availability					21.9			
Clean Air - Diesel PM						6.5		
Clean Air - Ozone						59.6		
Clean Air - PM2.5						17.0		
Safe Drinking Water – Contaminants						30.1		
Two Parent Household							14.8	
Voting							14.0	
Active (Healthy) Commuting								36.4
Automobile Access								42.1

Source: The California Healthy Places Index (HPI), Public Health Alliance of Southern California, 2020.

Comparative Health Indicators

According to HPI data, Santa Fe Springs has healthier community conditions than only 35% of other California cities (meaning that 65% of other cities in California have healthier community conditions). See Table 6-8 for a comparison of Santa Fe Springs to surrounding communities (with higher scores being more favorable).

General Health Conditions

Table 6-9 provides health estimates for California's diverse population at the local level (ZIP codes and cities). The estimates are part of California Health Interview Survey (CHIS), the largest state health survey in the United States; this is a project by the UCLA Health Policy Center. Survey respondents in Santa Fe Springs show comparatively worse outcomes, indicating lower healthy personal conditions than the County. Asthma, diabetes, obesity, and being overweight exceed Los Angeles County numbers.

Table 6-8: HPI Scores of Surrounding Communities

City and Community	Healthy Places Index Score
La Habra Heights	91.0
La Mirada	66.5
Hacienda Heights	61.2
Carson	55.9
Whittier	53.9
La Habra	50.4
Downey	48.2
LA County: West Whittier (Los Nietos)	***44.0***
City of Industry	42.5
La County: South Whittier	***39.1***
Norwalk	40.3
Pico Rivera	37.4
Irwindale	37.2
Santa Fe Springs	**35.0**
Montebello	24.5
Commerce	18.9
Bell Gardens	8.5

Source: The California Healthy Places Index (HPI), Public Health Alliance of Southern California, 2020.

Table 6-9: Health Conditions

Health Conditions (2016) for Population Age 18 and Older (unless indicated)	Santa Fe Springs	South Whittier	West Whittier-Los Nietos	Los Angeles County
General Health				
Fair or poor health (18-64)	27.1%	**28.1%**	**29.7%**	**20.6%**
Needed help for mental health problems	**15.5%**	**17.1%**	**15.9%**	**16.5%**
Delayed prescriptions/medical services	17.5%	**18.5%**	18.2%	**19.7%**
Serious psychological distress	8.6%	**9.1%**	9.2%	**8.6%**
Work impairment	8.7%	**9.1%**	8.6%	**9.8%**
Asthma and Diabetes				
Ever diagnosed with asthma	13.6%	**13.3%**	12.7%	**12.8%**
Ever diagnosed with asthma (age 1 to 17)	20.6%	**20.5%**	20.3%	**12.8%**
Ever diagnosed with diabetes	12.7%	**11.8%**	12.8%	**9.5%**

Source: AskCHIS Neighborhood Edition, California Health Interview Survey (CHIS), UCLA, 2016.

Health Insurance and Healthcare Access

Access to comprehensive, quality health care services is important for promoting and maintaining health, preventing and managing disease, reducing unnecessary disability and premature death, and achieving health equity for all Americans. People without medical insurance are more likely to lack a usual source of medical care, such as a primary care provider, and are more likely to skip routine medical care due to costs, increasing their risk for serious and disabling health conditions. When they do access health services, they are often burdened with large medical bills and out-of-pocket expenses. Increasing access to both routine medical care and medical insurance are vital steps toward improving the health of all Americans.

Table 6-10 below shows the percentage of Santa Fe Springs' population with health insurance coverage. Health insurance coverage is critical to help lessen the burden of pollution on disadvantaged populations. Health treatment and education would also help promote healthier outcomes.

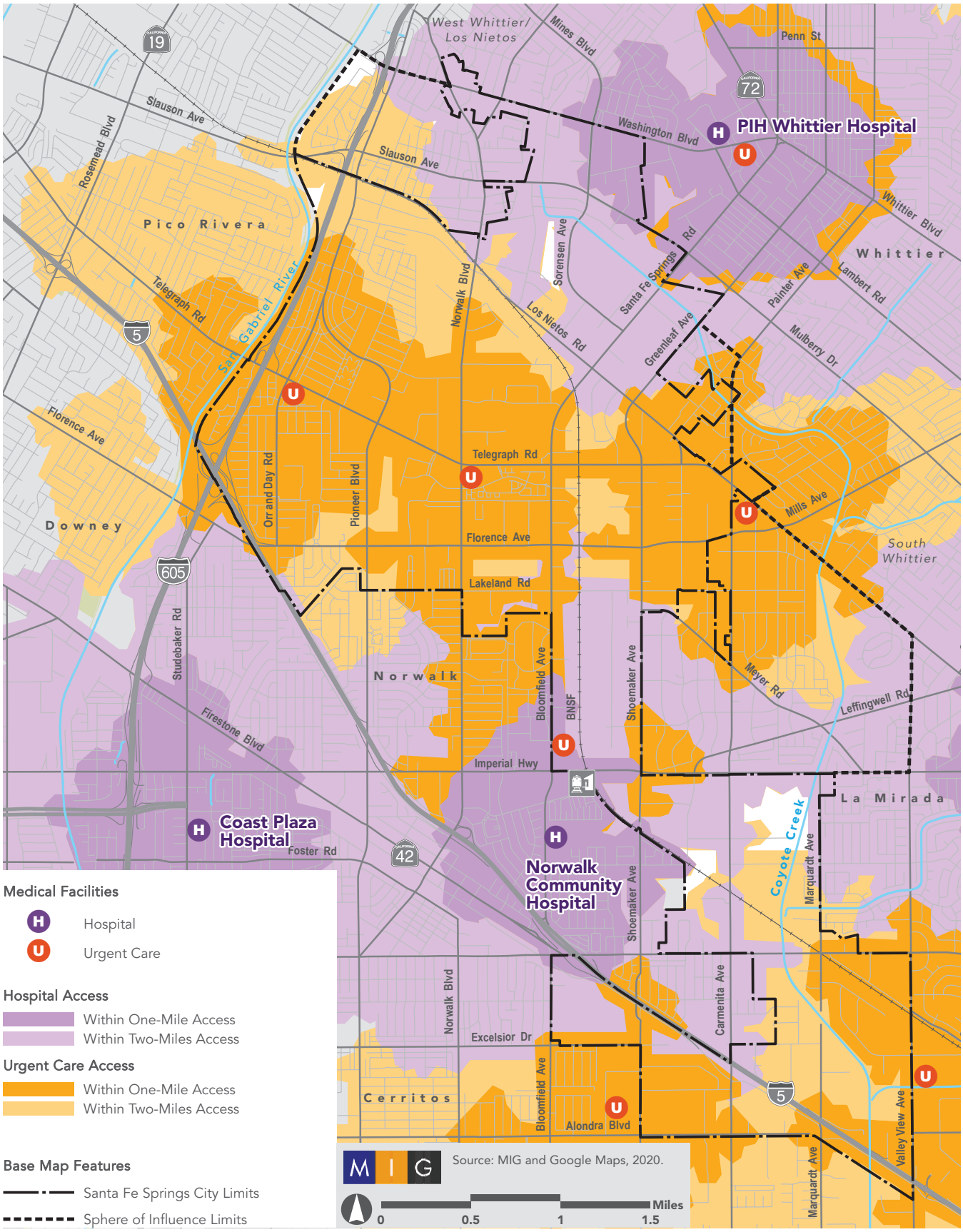
Santa Fe Springs residents generally have good access to regional hospital and urgent care facilities, see Figure 6-6. Local hospitals within several miles of the City include PIH in Whittier, Norwalk Community Hospital, Coast Plaza Hospital in Norwalk, Kaiser Permanente in Downey, and the Kindred Hospital in La Mirada. Additionally, the City provides transportation to medical and dental appointments for residents 60 years and older and for persons with disabilities. Transportation is provided to medical facilities in Downey, Norwalk, Pico Rivera, Santa Fe Springs, Whittier, and Bellflower.

Table 6-10: Health Insurance

Heath Insurance Status	Santa Fe Springs		LA County
	Percent	Percent	Percent
Total Population	**17,734**	**100.0%**	**100%**
With Health Insurance Coverage	**16,276**	**91.8%**	**91.0%**
With private health insurance	11,184	63.1%	58.2%
With public coverage	6,090	34.3%	39.7%
No Health Insurance Coverage	1,458	8.2%	9.0%
Age - With Health Insurance Coverage			
Under 19 years	4,169	96.9%	96.5%
19-64 years	9,632	88.0%	87.3%
65 years and older	2,475	99.6%	98.6%
Race and Ethnicity - With Health Insurance Coverage			
Hispanic/Latino (of any race)	11,858	90.0%	86.9%
White Alone	2,201	97.0%	95.3%
Asian Alone	1,169	96.2%	94.5%
Nativity and U.S. Citizenship Status - With Health Insurance Coverage			
Native Born	12,129	96.6%	94.3%
Foreign Born – Naturalized Citizen	2,932	93.3%	94.5%
Foreign Born – Not a Citizen	1,215	74.2%	73.5%

Source: U.S. Census, American Community Survey, 2018.

Figure 6-6: Hospital and Urgent Care Access



Food Insecurity and Grocery Store Access

The U.S. Department of Agriculture defines food insecurity as a lack of consistent access to enough food for an active, healthy life. It is important to know that although hunger and food insecurity are closely related, they are distinct concepts. Hunger refers to a personal, physical sensation of discomfort, while food insecurity refers to a lack of available financial resources for food at the household level. Food insecurity occur in households with incomes less than 300% of the federal poverty level. Table 6-11 shows food insecurity using this metric.

A household being unable to afford sufficient, quality food correlates with experiences of unemployment and poverty. Participation in programs designed to address hunger, such as the Supplemental Nutrition Assistance Program (SNAP or food stamps), rises in response to food insecurity. Approximately 7.8% of households in Santa Fe Springs receive Food Stamps/SNAP (also known as CalFresh, California's food stamp program). SNAP can buffer participants against food insecurity and poor health.

Additionally, the Supplemental Security Income (SSI) is a federal income supplement program designed to help aged, blind, and disabled people who have little or no income and to meet basic needs for food, clothing, and shelter. Participation in disability assistance programs is relatively high among adults with disabilities, particularly those who are unable to work due to their disability. Food insecurity was more prevalent among SSI recipients, including higher rates of food insecurity due to more severe disabilities. Six percent of the City's households receives SSI income.

Additionally, the City manages a community garden on City property. A local food bank that services local residents can assist in minimizing food insecurity access for low-income households.

Table 6-11: Income and Public Assistance

Income/Public Assistance within last 12 months	Households		
	Santa Fe Springs		LA County
	Number	Percent	Percent
Retirement Income			
Social Security Income	1,670	32.0%	25.2%
Retirement Income	795	15.3%	11.6%
Supplemental Security Income (SSI)	320	6.1%	6.9%
Public Assistance			
Public Assistance Income	202	3.9%	3.2%
Food Stamp/SNAP Benefits	408	7.8%	8.3%
Unemployment and Poverty			
Unemployment[1]	577	4.1%	6.8%
Poverty Rate	2,353	13.3%	14.1%

Source: U.S. Census, American Community Survey, 2018.

Note: These numbers do not reflect coronavirus disease (COVID-19) pandemic of 2020.

Food Pantry

Located in Santa Fe Springs, Interfaith Food Center is one of the largest food pantries in California, serving more than 1,300 households on a weekly basis from a 6,800-square-foot warehouse/distribution facility. It serves Whittier, La Mirada, Santa Fe Springs, and the surrounding communities. Programs include homeless lunch program, where homeless individuals receive a daily sack lunch and food distribution program for families that meet the federal poverty level.

1,300
households are served on a weekly basis in Whittier, La Mirada, and Santa Fe Springs

Community Garden

The City of Santa Fe Springs has established a community garden on City-owned property south of Telegraph Road and west of Pioneer Boulevard. The Community Garden has been divided into parcels of approximately 10 feet by 20 feet (200 square feet) to be used by residents who wish to harvest fruits, vegetables, and flowers. The Community Garden Program has been established as a recreational activity to be enjoyed by people who do not have gardening space available at home.

127
plots are located in Santa Fe Springs Community Garden

Free and Reduced-Price Meal

Table 6-12 provides information on free and reduced priced meals eligibility of schools in the Planning Area. Free and reduced-price meals are part of the National School Lunch Program (NSLP), a federally assisted meal program that provides free, nutritionally balanced lunches to children whose families meet eligibility income requirements. The NSLP provide nutritious foods that help reduce the harmful impact of food insecurity and improve outcomes for children. Research sponsored by U.S. Department of Agriculture's Food and Nutrition Service found that children receiving free or reduced-price NSLP lunches consume fewer empty calories and more fiber, milk, fruit, and vegetables than income-eligible nonparticipants, both at lunch and during a full 24 hours. Free and reduced-price school meals also free up some household resources for other necessary purchases.

Table 6-12: Free or Reduced-Price Meal

School Districts and Schools	Enrollment (2018-2019)	Student Percentage Eligible for Free or Reduced-Price Meal
Little Lake Elementary School District		
Jersey Avenue Elementary School	442	67%
Lakeview Elementary School	508	62%
Lake Center Middle School	906	67%
Los Nietos Elementary School District		
Ada S. Nelson Elementary School	407	89%
Aeolian Elementary School	414	91%
Rancho Santa Gertrudes Elementary School	358	83%
Los Nietos Middle School	374	86%
South Whittier Elementary School District		
Carmela Elementary School	389	91%
Loma Vista Elementary School / Monte Vista Middle School	705	91%
Los Altos School	331	90%
Richard Graves Middle School	678	83%
Whittier Union High School		
Pioneer High School	1,217	84%
Santa Fe High School	2,156	73%
Los Angeles County Average	--	72%
California Average	--	59%

Source: California Department of Education, Free or Reduced Price Meals, 2020.

Grocery Store Access

Limited access to supermarkets, supercenters, grocery stores, and other sources of healthy and affordable food may make it harder for some residents to eat a healthy diet. Expanding the availability of nutritious and affordable food by developing and equipping grocery stores, small retailers, corner markets, and farmers' markets in communities with limited access is an important part of creating a healthy community. Food deserts are areas in which it is difficult to buy affordable or good-quality fresh food. To define food deserts in Santa Fe Springs, the following indicators of access are used, as defined by the U.S. Department of Agriculture:

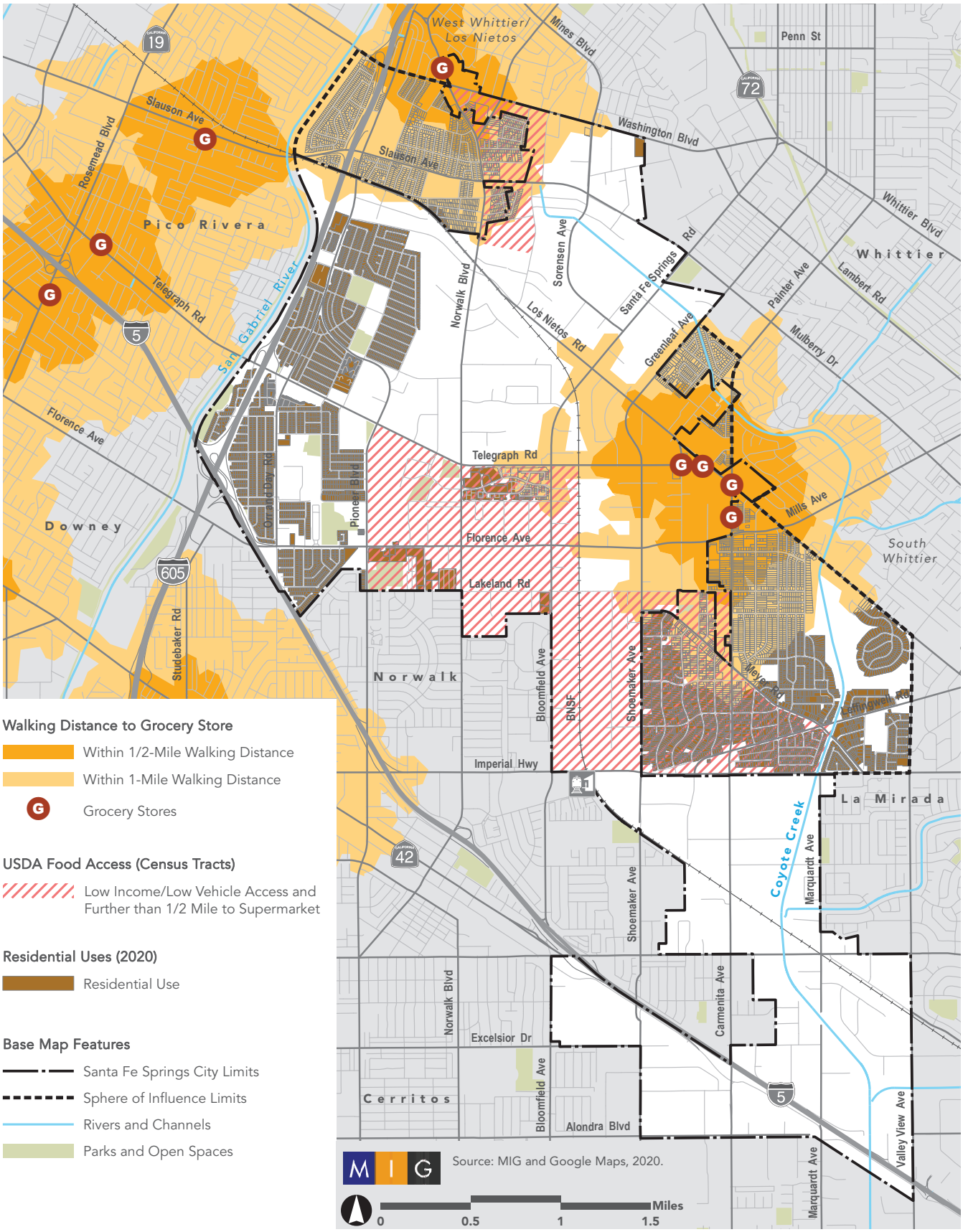
- Accessibility to sources of healthy food, as measured by distance to a store or by the number of stores in an area
- Individual-level resources that may affect accessibility, such as family income or vehicle availability
- Neighborhood-level indicators of resources, such as the average income of the neighborhood and the availability of public transportation

Map 6-7 show the grocery locations in the City that are distant from its residential neighborhoods . The map also identifies several census tracts that include:

- A poverty rate of 20% or higher, or with a median family income less than 80% of median family income for Los Angeles County
- More than 100 households have no access to a vehicle
- A significant number of residents located more than one-half mile from the nearest supermarket

Aldi, located at Telegraph Road and Painter Avenue, opened in 2017, however no grocery store serves the residential neighborhoods west of Norwalk Boulevard.

Figure 6-7: Grocery Store Access



Physical Activity

Research demonstrates that participating in regular moderate to vigorous physical activity provides many health benefits. Some benefits of physical activity can be achieved immediately, such as reduced feelings of anxiety, reduced blood pressure, improvements in sleep, some aspects of cognitive function, and insulin sensitivity. Other benefits, such as increased cardiorespiratory fitness, increased muscular strength, decreases in depressive symptoms, and sustained reduction in blood pressure require a few weeks or months of participation in physical activity. Physical activity can also slow or delay the progression of chronic diseases, such as hypertension and type 2 diabetes. Benefits persist with continued physical activity.

Table 6-13 shows the level of self-reported physical activity in the City and surrounding areas per the CHIS survey. Compared to Los Angeles County, respondents in Santa Fe Springs have higher physical activity levels among children and adults 18 and over are as likely to walk at least 150 minutes.

Access to Parks

Parks, playgrounds, greenways, trails, and community open spaces help keep residents fit and healthy. All people need physical activity to maintain fitness and health. Physical activity increases strength, flexibility, and endurance; relieves symptoms of depression and anxiety; improves mood; and enhances psychological well-being.

According to the Centers for Disease Control and Prevention (CDC), only 25% of American adults engage in recommended levels of physical activity, and 29% engage in no leisure-time physical activity at all. This sedentary lifestyle is contributing to an increased incidence of obesity along with obesity-related diseases, such as high blood pressure, diabetes, congestive heart failure, and stroke.

As one solution to the increased incidence of obesity, the CDC has called for more parks and playgrounds. Studies have shown that when people have access to parks, they exercise more. Parks provide children with opportunities for play, and play is critical in the development of muscle strength and coordination, language, and cognitive abilities.

In Santa Fe Springs, 77% of City residents live within one-quarter mile—or a five-minute walk—of a City or County park, and 91% of City residents live within one-half mile, or a 10-minute walk. Residents within adjacent County unincorporated areas appear to enjoy less access to parks, with only 7% of residents within a five -minute walk and 15% living within one-half mile.

91%

of City residents live within a 10-minute walk of a park

Table 6-13: Weight and Physical Activity

Weight and Physical Activity (2016)	Santa Fe Springs	South Whittier	West Whittier-Los Nietos	Los Angeles County	California
Obese Adults (BMI>) 30 (18+)	38.9%	40.4%	40.7%	28.9%	28.0%
Overweight or Obese Teens (12-17)	34.2%	33.9%	36.2%	35.5%	38.2%
Overweight Children (age 2 to 11)	19.5%	19.7%	19.6%	12.1%	15.1%
Regular Physical Activity (age 5 to 17)	19.6%	19.3%	19.8%	14.3%	16.5%
Walked at least 150 minutes in Past Week (age 18+)	38.4%	37.6%	37.1%	38.4%	38.9%

Source: AskCHIS Neighborhood Edition, California Health Interview Survey (CHIS), UCLA, 2016.

City Healthy Programs

Health and Wellness Initiative

The purpose of the Health & Wellness Initiative is to educate and empower the Santa Fe Springs community to improve and maintain overall health and well-being, and to advocate for a healthy community culture. The initiative is applied to the core operations within the three City Divisions in the Community Services Department. Some of the strategies include a community garden, a Fun Run, a wellness audio library collection, a Healthy Family Fun Night, and healthy vending machines.

Other Programs

The City became a HEAL (Healthy Eating Active Living) City in 2015 and receives technical support from the Heal Cities Campaign to develop and implement more health-related policies. Kaiser Permanente launched the Healthy Eating Active Living (HEAL) initiative in 2004 to address the obesity epidemic and the many health issues that can be a byproduct of poor nutrition and inactivity. A multifaceted strategy, the program combines health care leadership, community partnership, and public policy strategies to reduce the rate of obesity in their communities.

The City also collaborates with The Whole Child's Champions for Change to offer nutrition educational classes. The program focuses on low-budget healthy eating options and promoting physical activity. The Whole Child is a non-profit organization, established in 1957 by community members who saw a need for children in vulnerable communities.

Key Considerations

- Santa Fe Springs has the lowest percentile scores, compared to other California cities, in severe housing costs burden, overcrowded housing, clean air (diesel PM), clean air (PM2.5), two parent household, and voting.
- Santa Fe Springs has healthier community conditions than 35% of other California cities.
- The City's rates of asthma, diabetes, obesity, and being overweight exceed Los Angeles County numbers.
- Health insurance coverage in the City is at 92%, slightly above the County's average, while foreign-born noncitizens have the lowest rates of health insurance at 74%.
- Residents have good access to local hospitals nearby and have health insurance coverage in line with Los Angeles County's average. Foreign born residents who are not U.S. citizens have the lowest percentage of health insurance rates.
- The City has a higher proportion of residents than Los Angeles County that receive Social Security and retirement income, including some disability income, which tend to have higher rates of food insecurity.
- Residents in the western portion of the City live further than one-half mile from a grocery store.
- Obesity and overweight rates for adults, teens, and children are generally higher than residents in Los Angeles County.
- Regular physical activity in children is generally higher than the County.
- Most residents, at least 84%, live within a half-mile walking distance to a recreational park in the City, while 54% of residents living within the Sphere of Influence live within a half-mile walking distance of a park.