

# 2040 General Plan Implementation Plan

## Introduction

This Implementation Plan will guide the City Council; Commissions and Committees; and staff in their efforts to put the Reimagine Santa Fe Springs 2040 General Plan goals and policies into action. The purpose of the Implementation Plan is to translate the overall direction set forth in the General Plan from general terms to specific actions, in a clear and traceable manner.

The City Council, by relating each program in the Implementation Plan to the policies of the Santa Fe Springs 2040 General Plan, recognizes the importance of linking long-range planning considerations, budgeting, and day-to-day activities. Each implementation program is a procedure, plan, or study that requires City action, either alone or in collaboration with non-City organizations and/or State and federal agencies. Some of the implementation programs are processes or procedures that the City currently administers on a day-to-day basis, while others identify new programs, procedures, or projects.

The Implementation Programs are individually listed with detailed information, including the recommended time frame of completion, the responsible City departments, and likely funding sources. Completion of the identified programs will be subject to funding availability. Programs may be implemented prior to the timeframes, as appropriate or desired. Timeframes for completion are generalized as follows:

- Ongoing
- Immediate (0 – 2 years upon General Plan adoption)
- Short-term (2 – 5 years upon General Plan adoption)
- Mid-term (5 – 10 years upon General Plan adoption)
- Long-term (10+ years upon General Plan adoption)

This Implementation Plan also identifies City departments responsible for specific implementation measures. The City departments include:

- City Manager
- City Clerk
- Finance and Administrative Services
- Polices Services
- Fire-Rescue
- Planning and Development
- Public Works
- Community Services

This Implementation Plan should be updated annually with the budget process and whenever the Santa Fe Springs General Plan is amended or updated to ensure continued consistency and usefulness. Updates to the Implementation Plan to reflect progress do not necessarily constitute amendments to the General Plan.

## A. Codes, Procedures, and Permits

### Program A.1: Zoning Revisions Related to the Housing Element

The City shall, in concert with the Housing Element adoption, pursue those measures not required to create zoning capacity to achieve the Regional Housing Needs Assessment (RHNA), update Chapter 155 (Zoning) to accomplish the following:

1. Mixed-use and transit-oriented communities are important strategies in the Santa Fe Springs General Plan to increase housing choices (including affordable housing), concentrate higher density projects adjacent to planned and existing transit stations and around the planned Downtown area, support economic activity, and improve the walkability of an area. To achieve these benefits, the City will create new mixed-use zones and apply those zones to the zoning map to achieve consistency with the General Plan. The new zones will be: Mixed Use-Downtown, Mixed Use, and Mixed Use-Transit-oriented communities (TOD).
2. Evaluate and revise the zoning regulations to include parking standards and policies that reflect the actual parking needs of different types of affordable housing and transit-oriented communities. To improve clarity for housing developers, review guest parking standards and revise as appropriate.
3. Modify the standards of the R-3 zoning district to allow up to 25 dwelling units per acre and allowing up to three-story buildings while addressing privacy concerns.
4. Modify the Zoning Code definition of “family” to ensure it does not exclude allowed uses and is inclusive/nondiscriminatory.
5. Ensure compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers). AB 2162 requires supportive housing to be considered a use by right in zoning districts where multifamily and mixed uses are permitted, including nonresidential zoning districts permitting multifamily uses if the proposed housing development meets specified criteria. If located within one-half mile of any public transit stop, no minimum parking requirements may be imposed. Review of applications for supportive housing must be completed within 60 days after the application is deemed complete for a project with 50 or fewer units, or within 120 days after the application is deemed complete for a project with more than 50 units.
6. Review the Development Plan Approval process and adjust as necessary to allow ministerial approval for projects consistent with future codified objective design standards (see Program A.3).
7. Annually monitor the effectiveness of these zoning amendments and make modifications as necessary to address constraints and encourage the development of a variety of housing types.
  - Timeframe: New mixed-use zones and R-3 zone regulations in parallel with Housing Element adoption; Immediate (within two years of Housing Element adoption for other amendments)

- Responsibility: Planning and Development
- Funding Source(s): Planning and Development Department budget

### **Program A.2: Comprehensive Zoning Code Amendment**

The City shall consider a comprehensive update to the Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code to accomplish the following: 1) modernize land use regulations and development standards that will maintain the distinguishing characteristics of the City while moving forward with economic development strategies; 2) ensure compliance with State law and applicable court cases; 3) include illustrations and graphics; and 4) respond to emerging land use trends.

- Time Frame: Mid-term
- Responsibility: Planning and Development
- Funding Source(s): General Fund, Grants

### **Program A.3: Density Bonus**

The City shall review the existing density bonus ordinance that establishes procedures to ensure compliance with Government Code §65915. Evaluate the density bonus procedural requirements to ensure financial feasibility that will facilitate affordable housing development and provide flexibility. Promote the use of density bonus incentives and provide technical assistance to developers utilizing the density bonus to maximize feasibility and meet local housing needs.

- Timeframe: Immediate (within two years of Housing Element adoption; ongoing for promotion)
- Responsibility: Planning and Development
- Funding Source(s): Planning and Development Department budget

### **Program A.3: Objective Design Standards**

The City shall adopt residential objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with state objectives. The objective design standards will ensure the provision of adequate private open space, parking, and related features, as well as architectural design, consistent with State law (SB 35).

- Timeframe: Immediate (within two years of Housing Element adoption)
- Responsibility: Planning and Development
- Funding Source(s): Planning and Development Department budget and where applicable, grants, or other

### **Program A.4: Inclusionary Housing Ordinance**

The City shall adopt an inclusionary housing ordinance requiring residential rental housing developments to include a specified percentage of affordable units as a condition for development. Conduct an economic feasibility study to determine: 1) the percentage of units that are required to be affordable; and 2) whether the inclusionary housing ordinance, if enacted, would unduly constrain or discourage the private market development of housing in the City.

- Timeframe: Short-term (within three years of Housing Element adoption)
- Responsibility: Planning and Development Department
- Funding Source(s): Planning and Development Department budget and where applicable, grants or other

#### **Program A.5: CEQA Exemptions for Infill Projects**

The City shall continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects, including mixed-use infill sites adjacent to transit stations, where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

- Timeframe: Ongoing
- Responsibility: Planning and Development
- Funding Source(s): Development Fees

#### **Program A.6: Seismic and Geologic Safety Standards**

The City shall review and update (as necessary) its seismic and geologic safety standards when there is an update to the Uniform Building Code and the California Building Code.

- Time Frame: Ongoing
- Responsibility: Planning and Development
- Funding Source(s): Development Fees

#### **Program A.7: Noise Level Standards**

The City shall review and, as appropriate, modify noise level standards in the Santa Fe Springs Municipal Code and Ordinances for all land uses.

- Time Frame: Short-term
- Responsibility: Planning and Development
- Funding Source(s): General Fund

#### **Program A.8: Acoustical Analysis Reports**

The City shall require development projects subject to discretionary approval to assess potential construction noise impacts and noise associated with on-going operations on nearby sensitive uses and to minimize impacts on those uses.

- Time Frame: Ongoing
- Responsibility: Planning and Development
- Funding Source(s): Development Fees

#### **Program A.9: National Pollutant Discharge and Elimination System (NPDES) Permit Compliance**

The City shall continue to comply with all provisions of the National Pollutant Discharge and Elimination System (NPDES) permit.

- Time Frame: Ongoing
- Responsibility: Public Works
- Funding Source(s): General Fund, Development Fees

#### **Program A.10: CALGreen Building Practices Regulations**

The City shall continue to implement CALGreen regulations regarding building practices that reduce energy demand/use, minimize urban heat island effects, conserve water, and support active transportation.

- Time Frame: Ongoing
- Responsibility: Planning and Development
- Funding Source(s): Development Fees

**Program A.11: Negative Air Quality Impacts on Sensitive Receptors**

The City shall require any development project in Disadvantaged Communities or any development project that will house sensitive receptors to include design features and equipment, as necessary, to guard against any negative air quality impact on occupants. Features may include high-performance air filters, building and window orientation, and increased landscape coverage.

- Time Frame: Immediate and Ongoing
- Responsibility: Planning and Development
- Funding Source(s): Development Fees

**Program A.12: Parkland Property Dedication**

The City shall prioritize parkland or similar property dedication over impact fees within the park dedication ordinance, Parks Master Plan, or other parks planning programs. Perform a nexus study periodically to update the criteria and fees. Include provisions that prevent a net loss of park space in the city and require at least a 1:1 replacement if there is any loss of public open space or park space due to redevelopment.

- Time Frame: Ongoing
- Responsibility: Community Services
- Funding Source(s): General Fund

**Program A.13: Public Plazas and Urban Spaces**

The City shall incentivize the creation of public plazas and public urban spaces near larger residential and mixed-use developments, and in underutilized parking areas within existing commercial or business centers along Telegraph Road, in order to provide urban open spaces that offer opportunities for social gathering and passive recreation. These urban open spaces can include hardscaped and landscaped areas, seating, and landmarks. Public plazas can be programmed with “pop up” recreation programs and regularly scheduled events such as farmers’ markets and festivals.

- Time Frame: Ongoing
- Responsibility: Planning and Development; Community Services
- Funding Source(s): General Fund

**Program A.14: Require a Project-level Air Quality Assessment for Conditional Uses and New Discretionary Development Projects**

The City shall require applicants to submit a quantitative project-level criteria air pollutant and toxic air contaminant emissions analysis for conditional use and new discretionary development projects. The project-level assessment shall address both construction and operational emissions. The estimated criteria air pollutant and toxic air contaminant emissions shall be compared against the thresholds of significance

maintained by the South Coast Air Quality Management District (SCAQMD) and, if emissions are shown to be above SCAQMD thresholds, the City shall require the implementation of mitigations to reduce emissions. The project-level assessment, and identification of necessary mitigation, shall be prepared prior to discretionary project approval. Mitigation measures to reduce emissions could include, but are not limited to:

- Selecting specific construction equipment (e.g., specialized pieces of equipment with smaller engines or equipment that will be more efficient and reduce engine runtime);
- Requiring equipment that use alternative fuel sources (e.g., electric-powered and liquefied or

compressed natural gas), meet cleaner emission standards (e.g., U.S. EPA Tier IV Final emissions standards for equipment greater than 50-horsepower), and/or utilize added exhaust devices (e.g., Level 3 Diesel Particulate Filter);

- Minimizing the idling time of diesel-powered construction equipment to two minutes; and
  - Application of Low-VOC paints to interior and/or exterior surfaces (e.g., paints that meet SCAQMD Rule 1113 “Low-VOC” or “Super-Compliant” requirements)
- Time Frame: Ongoing
  - Responsibility: Planning and Development
  - Funding Source(s): Development Fees

**Program A.15: Prohibit the Installation of Natural Gas Hearths in New Residential Development**

The City shall prohibit the installation of new natural gas hearths/fireplaces in new residential development. Natural gas hearths/fireplaces may be incorporated into remodels / redevelopment if the existing structure(s) proposed for remodel / redevelopment featured natural gas hearths/fireplaces; however, the number of natural gas hearths/fireplaces provided in newly remodeled structure(s) may not exceed that present prior to the remodel / redevelopment and must meet the most recent U.S. EPA, CARB, and/or SCAQMD emissions standards in effect at the time of building permit issuance.

- Time Frame: Ongoing
- Responsibility: Planning and Development
- Funding Source(s): General Fund

**Program A.16: Residential Electric Vehicle and Bicycle Parking Requirements**

The City shall ensure that the following Residential and Non-Residential Voluntary Measures from the CalGreen Code (Appendix A4) be applied and be required for new residential (or residential mixed-use) development projects located in the City:

- New one and two-family dwellings and townhomes shall include electric vehicle infrastructure consistent with Section A4.106.8.1 of the CalGreen Code.
  - New multi-family dwellings with 17 or more units shall provide electric vehicle charging spaces capable of supporting electric vehicle supply equipment pursuant to Section A4.106.8.2 of the CalGreen Code.
  - New multi-family dwelling units shall provide bicycle parking pursuant to Section A4.106.9.2 of the CalGreen Code.
- Time Frame: Ongoing
  - Responsibility: Planning and Development
  - Funding Source(s): Development Fees

**Program A.17: Non-Residential Electric Vehicle and Bicycle Parking Requirements**

The City shall ensure that the following Non-Residential Voluntary Measures from the CalGreen Code (Appendix A5) apply and be required for new non-residential (or mixed-use) development projects located in the City:

- New non-residential development with more than 10 tenants-occupants shall provide changing/shower facilities for tenant-occupants in accordance with Table A5.106.4.3 of the

CalGreen code.

- New non-residential development shall provide designated parking for any combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles pursuant to the Tier 1 requirements of Table A5.106.5.1.1 of the CalGreen code. Such parking spaces shall be marked pursuant to Section A5.106.5.1.3 of the CalGreen code.
  - New non-residential development shall provide electric vehicle charging spaces capable of supporting electric vehicle supply equipment pursuant to the Tier 1 requirements of Section A5.106.5.3.1 of the CalGreen code. Such spaces shall be marked pursuant to Section A5.106.5.3.3 of the CalGreen code.
- Time Frame: Ongoing
  - Responsibility: Planning and Development
  - Funding Source(s): Development f

#### **Program A.18: Transportation Demand Management**

Establish program or ordinance that requires all new residential and non-residential development that meets the following criteria to incorporate measures to meet vehicle trip generation rates that are twenty percent lower (or as designated by the City Traffic Engineer) than the standard rates as established in the most recent edition of the Institute of Transportation Engineers (ITE) trip generation manual:

- New multi-unit development of ten units or more;
  - New non-residential development of ten thousand square feet or more;
  - Additions to non-residential buildings that are ten thousand square feet or more in size or that expand existing gross floor area by ten percent or more; and
  - Establishment of a new use, change of use, or change in operational characteristics in a building that is ten thousand square feet or more in size or that results in an average daily trip increase of more than ten percent of the current use, based on the most recent Institute of Traffic Engineers (ITE) trip generation rates.
- Time Frame: Immediate and Ongoing
  - Responsibility: Planning and Development and Public Works
  - Funding Source(s): General Fund

#### **Program A.19: Zero Net Energy**

The City shall consider and evaluate the feasibility of adopting an ordinance that amends the City's Municipal Code to require all new residential and/or non-residential development subject to Title 24, Part 6 of the California Building Code to achieve Zero Net Energy (ZNE) standards. If the City finds ZNE technology, programs, and/or other strategies are feasible and cost-effective, the City shall adopt a ZNE ordinance as expeditiously as possible given City resources. As defined by the California Energy Commission (CEC), ZNE standards require the value of the net energy produced by project renewable energy resources to equal the value of the energy consumed annually by the project, using the CEC's Time Dependent Valuation (CEC, 2015).

- Time Frame: Immediate
- Responsibility: Planning and Development
- Funding Source(s): General Fund

**Program A.20: New Development and Water Capacity**

The City shall ensure new developments served by local water utility providers will not be approved if they increase water use in excess of what is identified for supply in 2040 under the most recent Urban Water Management Plans for the involved local water providers.

- Time Frame: Ongoing
- Responsibility: Planning and Development and Public Works
- Funding Source(s): General Fund

**Program A.21: Project-level Greenhouse Gas Emissions Assessment for New Discretionary Development Projects**

The City shall ensure new development projects submit a project-level greenhouse gas (GHG) emissions analysis for discretionary development projects. The GHG emissions analysis shall evaluate the project’s consistency with adopted state-wide GHG emissions reduction goals, such as Senate Bill 32, EO S-3-05, or interpolated GHG emission reduction goals for 2040 that are based on state-wide GHG emissions reduction goals (e.g., an interpolated SCAQMD efficiency metric of 2.6 MTCO<sub>2</sub>e/yr/SP). If the project’s GHG emissions are found to be inconsistent with state-wide GHG emission reduction goals, mitigation shall be identified and implemented to reduce emissions. The project-level GHG emissions analysis shall fully address the project’s GHG emissions impacts using the checklist questions contained in the CEQA Guidelines Appendix G, Item VIII, Greenhouse Gas Emissions. Mitigation measures to reduce emissions could include, but are not limited to:

- Increasing the energy efficiency of the proposed building(s) (e.g., identifying building practices that go beyond CalGreen Code standards, identifying specific energy efficient appliances, etc.);
  - Incorporating on-site renewable energy generation into project-design;
  - Reducing the quantity of parking provided by the proposed development; and
  - Reducing indoor and outdoor potable water consumption.
- Time Frame: Ongoing
  - Responsibility: Planning and Development
  - Funding Source(s): General Fund, Entitlement Fees, Development Fees

**Program A.22: Vehicle Miles Travel Guidelines**

The City shall prepare and adopt Vehicle Miles Travel Guidelines related to transportation analysis for California Environmental Quality Act Compliance as well as adopting Local Guidelines for implementation pursuant to Senate Bill 743.

- Time Frame: Immediate
- Responsibility: Public Works, Planning and Development
- Funding Source(s): General Fund, Grants, Development and Building Fees

**Program A.23: Parking Solutions Program**

The City will consider conducting parking studies to identify innovative parking solutions and approaches to address on-street parking impact areas and how to better serve residential, recreational, and business parking demands on an as needed basis.

- Time Frame: Long-Term
- Responsibility: Public Works; Planning and Development
- Funding Source(s): General Fund and Grants

**Program A.24: Healthy Development Checklist**

The City shall consider developing a checklist of health strategies that could be incorporated into the design of discretionary development projects and plans. The City shall share this resource with project applicants to help them design their projects to promote community health.

- Time Frame: Short-term
- Responsibility: Planning and Development
- Funding Source(s): General Fund

**Program A.25: Nonconforming Uses and Structures.**

The City shall review the Nonconforming Uses sections (Sections 155.385 to 155.404) in Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code to establish reasonable and practical nonconforming regulations that recognize lifespan and property investments with the purpose of providing flexibility consistent with overall land use compatibility and economic development goals, and to address legally permitted uses and/or structures that become nonconforming as a result of Zoning Code amendments implementing the 2040 General Plan Update. Existing legally established land uses or structures that are made nonconforming by this General Plan or related zoning amendments may continue operating until a site is redeveloped; however, any material expansion in square footage of a nonconforming building or use shall require a conditional use permit. Repairs and maintenance may be made to keep nonconforming buildings or structures in a safe condition. Establish a working group with stakeholders to identify and review the proposed nonconforming provisions.

Timeframe: by end of 2022

Responsibility: Planning and Development

Funding Source(s): General Fund, Grants

## B. Plans, Programs, Reports, and Studies

### **Program B.1: General Plan Annual Report**

The City shall prepare and submit an annual report to the City Council that summarizes the implementation of the General Plan, including the status of implementation programs. The report shall also be submitted to the Office of Planning and Research.

- Time Frame: Ongoing (annually)
- Responsibility: Planning and Development
- Funding Source(s): General Fund

### **Program B.2: Active Transportation Plan**

The City shall implement the Santa Fe Springs Active Transportation Plan adopted in January 2021, including recommended bicycle and pedestrian improvements. Update and revise the Active Transportation Plan as feasible. Review prioritization framework and criteria to guide implementation of projects and improvements.

- Time Frame: Ongoing (implementation); Mid-term (consider update to Active Transportation Plan)
- Responsibility: Public Works; Planning and Development
- Funding Source(s): General Fund and Grants

### **Program B.3: First/Last Mile Study**

The City shall consider preparing a First/Last Mile Study for the L Line extension station at Norwalk and Washington Boulevard, and a study for the areas around the Metrolink Station. The First/Last Mile Study should define strategies and policies to improve multimodal transportation and connectivity to transit services and stations with the goal of making transit more accessible to more people.

- Time Frame: Ongoing
- Responsibility: Public Works; Planning and Development
- Funding Source(s): General Fund, Grants

### **Program B.4: Trucking Impact Fee Nexus Study**

The City shall conduct a study to define the purpose, rationale, and structure of a new trucking impact fee on new development in the City including a detailed description of the projects and programs to be funded by fee revenues. The study should provide evidence of the “reasonable relationship,” in both intended use and amount, between the proposed fee and the projected transportation impacts of development that the fee-funded transportation projects and programs are intended to address.

- Time Frame: Short-term
- Responsibility: Public Works and Planning and Development; Finance Department; City Manager
- Funding Source(s): General Fund

### **Program B.5: Local Hazards Mitigation Plan**

The City shall continue to update the Local Hazards Mitigation Plan and include a detailed Climate Change Vulnerability Assessment as part of the next update to the Local Hazards Mitigation Plan.

- Time Frame: Short-term (next update) and Ongoing (update every five years per federal law)
- Responsibility: Police Services, Planning and Development, Public Works, and Fire-Rescue
- Funding Source(s): General Fund and Grants

**Program B.6: Capital Improvement Plan**

The City shall continue to update and implement the Capital Improvement Plan. Consider prioritizing improvements and facilities within disadvantaged communities.

- Time Frame: Ongoing
- Responsibility: Public Works
- Funding Source(s): General Fund, Grants, Impact Fees

**Program B.7: Urban Forest and Urban Greening Master Plan**

The City shall consider preparing an Urban Forest and Urban Greening Master Plan that combines urban greening plan strategies with community forest management that integrates tree, landscaping, open space, and water quality protection-based policies, recommended tree selection and maintenance guidelines, and strategies for expanding urban greening opportunities and buffering sensitive uses from pollution sources. Consider including an urban forest/street tree financing analysis in the Urban Forest and Urban Greening Master Plan that will evaluate the costs and benefits of maintaining and expanding trees within public and private properties in Santa Fe Springs.

- Time Frame: Long-term
- Responsibility: Public Works and Planning and Development
- Funding Source(s): Grants

**Program B.8: Parks and Recreation Services Master Plan**

The City shall consider preparing a Parks and Recreation Services Master Plan that provides guidance on park maintenance, improvements, community engagement, disadvantaged neighborhoods priorities, and a needs assessment analysis. As part of the master plan, prepare a facility management plan to provide adequate maintenance, rehabilitation, and modernization of parks and recreation facilities to ensure their long-term utility. Additionally, facilitate a comprehensive community engagement program and conduct a community needs assessment analysis so that park improvements are designed to meet the needs of the community.

- Time Frame: Long-term
- Responsibility: Community Services
- Funding Source(s): General Fund

**Program B.9: Urban Water Management Plan (UWMP)**

The City shall consult with water agencies and suppliers and assist in updating urban water management plans (UWMP) that serve the City to maintain compliance with federal requirements and to support long-term resource planning that ensures adequate water supplies are available to meet existing and future water needs. Consult with water agencies to address the new growth trends identified in the 2040 General Plan. Update the City of Santa Fe Springs Urban Water Management Plan to reflect the 2040 General Plan when the time comes to update the Plan, as feasible.

- Time Frame: Ongoing (consultation with other water agencies); City of Santa Fe Springs Urban Water Management Plan (update every five years)
- Responsibility: Public Works
- Funding Source(s): General Fund

**Program B.10: Water and Reclaimed Water Rates Study**

The City shall continue to comprehensively review and update water and reclaimed water rates to ensure that rates meet the requirements of California Constitution Article XIII D, Section 6, (Proposition 218).

- Time Frame: Ongoing
- Responsibility: Public Works
- Funding Source(s): General Fund, Grants

**Program B.11: Storm Drainage Master Plan**

The City shall consult with Los Angeles County Public Works Department in maintaining and updating the Storm Drainage Master Plan that addresses surface water runoff, past and future drainage challenges, drainage facilities, and maintenance.

- Time Frame: Ongoing
- Responsibility: Public Works
- Funding Source(s): General Fund, Grants

**Program B.12: National Flood Insurance Program**

The City shall continue to promote and adhere to the standards associated with the National Flood Insurance Program (NFIP). The NFIP provides flood insurance to property owners, renters, and businesses to help them recover post-flooding. The NFIP works with communities required to adopt and enforce floodplain management regulations that help mitigate flooding effects.

- Time Frame: Ongoing
- Responsibility: Public Works and Planning and Development; Police Services
- Funding Source(s): General Funds

**Program B.13: Truck Idling Restrictions.**

The City, as feasible, conduct a study and develop the appropriate implementation tool to designate acceptable and unacceptable areas for freight trucking and diesel truck idling to limit impacts on disadvantaged communities and residential neighborhoods.

- Time Frame: Ongoing
- Responsibility: Public Works and Planning and Development
- Funding Source(s): General Funds

**Program B.14: Truck Route and At-grade Train Crossing Study**

The City shall conduct a study of the regional truck routes and local truck routes (i.e., Title VII: Traffic Code of the Santa Fe Springs Municipal Code) to evaluate and confirm the optimal network for truck traffic and freight crossings within the City. Based on findings from the study, the City shall prepare and submit recommendations to the City Council on an appropriate system of truck routes and train crossing improvements.

- Time Frame: Mid-term
- Responsibility: Public Works and Planning and Development
- Funding Source(s): General Funds

**Program B.15: Oil Production Operational and Drilling Standards**

The City shall periodically review and update operational and drilling standards for oil production.

- Time Frame: Short-term and Ongoing

- Responsibility: Planning and Development; Fire-Rescue
- Funding Source(s): General Fund

**Program B.16: Smart Cities and Technology Strategic Plan**

The City shall consider developing a smart cities and technology strategic plan that includes: 1) input from residents, businesses, and local institutions; 2) investigates technologies and applications that would provide the most benefit to the City in terms of cost savings and improved City services; 3) equal provision of technologies and access citywide and to disadvantaged communities; and 4) provisions allowing for technological advancements.

- Time Frame: Long-term
- Responsibility: City Manager, Public Works, Finance Department, and Planning and Development
- Funding Source(s): General Fund and Grants

**Program B.17: Healthy Community Strategy Plan**

The City shall consider preparing a healthy community strategy plan that identifies actions, programs, and practices that prioritize the overall health of Santa Fe Springs residents and employees. Partner with local health officials, nonprofit organizations, businesses, schools, hospitals, local health clinics, and community groups to conduct the plan. The plan should prioritize community health and remove barriers to healthy living.

- Time Frame: Mid-term
- Responsibility: Community Services
- Funding Source(s): General Fund, Grants

**Program B.18: Water Conservation Programs**

The City shall consult with water agencies to develop and implement water conservation programs in response to community input and to keep pace with changing technology.

- Time Frame: Ongoing
- Responsibility: Planning and Development; Public Works
- Funding Source(s): General Fund, Grants

**Program B.19: Green City Conservation Policies**

The City shall establish a green procurement or green purchasing policy that emphasizes the purchasing of materials, supplies and services, and selecting such products based on their impact on the environment and human health. Green purchases are those that have a low environmental impact and are more sustainable in terms of the materials they're made from and the sourcing and manufacturing practices that make them. Green procurement also considers the immediate and future impacts of purchases through their consumption and eventual end-of-life stage. Recommended green city policy could prohibit the purchase of water in plastic bottles or disposable containers in City facilities, consider the energy and water efficiency of products as an integral part of the purchasing process for City goods and supplies, prioritize locally available products that conserve energy and water, or prioritizes the purchasing of electric or hybrid fleet vehicles.

- Time Frame: Mid-term
- Responsibility: City Manager; Finance Department
- Funding Source(s): General Fund, Grants

### **Program B.20: Climate Action Plan**

The City shall consider preparing and adopting a Climate Action Plan (CAP) that:

- 1) Establishes a community-wide greenhouse gas emissions inventory for a single, historic calendar year (e.g., the current year for which the CAP is being prepared).
- 2) Quantifies greenhouse gas emissions, both existing and proposed over a specified time period. The time period forecasted shall be no later than the Year 2040. Additional forecasted years (e.g., 2030, 2035, etc.) may be included.
- 3) Identifies annual, community-wide greenhouse gas emission reduction targets (i.e., in MTCO<sub>2e</sub>) and/or efficiency targets (i.e., in MTCO<sub>2e</sub> per service population and/or capita) that align the City's emissions with legislatively adopted state-wide greenhouse gas reduction targets (e.g., AB 32 and SB 32) for a specified calendar year. For a calendar year beyond that which has a legislatively adopted greenhouse gas reduction target, the greenhouse gas emissions reduction goal for 2050 outlined in Executive Order S-3-05 shall be used as a future benchmark. The identified annual, community-wide greenhouse gas emissions target for the City may be an interpolated value based on legislatively adopted state-wide greenhouse gas reduction targets and those issued by Executive Order.
- 4) Specifies measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified annual, community-wide greenhouse gas emission reduction targets and/or efficiency targets.
- 5) Establishes a mechanism to monitor the plan's progress toward achieving its community-wide greenhouse gas emission reduction targets and/or efficiency targets, and requires amendment if the CAP is not achieving specified levels.
- 6) Is adopted in a public process following environmental review.
  - Time Frame: Short-term
  - Responsibility: Planning and Development, Public Works
  - Funding Source(s): General Fund, Grants

### **Program B.21: Emergency Services Equipment and Facilities Needs**

The City shall evaluate the need for increases in fire and police equipment and/or facilities, in conjunction with State-required annual review of capital improvement projects for consistency with the General Plan.

- Time Frame: Ongoing (annually)
- Responsibility: City Manager, Fire-Rescue, Public Works, and Police Services
- Funding Source(s): General Fund

### **Program B.22: Seismic Retrofit Feasibility Study for City Facilities**

The City shall consider a study to identify all existing City facilities that do not meet current building code standards. The City shall use the study to prioritize the funding of capital improvement projects.

- Time Frame: Mid-term
- Responsibility: City Manager; Public Works
- Funding Source(s): General Fund

### **Program B.23: Energy Assurance Plan**

The City shall consider developing and implementing an energy assurance plan to ensure that critical facilities have access to power during emergencies and power outages.

- Time Frame: Mid-term
- Responsibility: Public Works
- Funding Source(s): New Development and Tax Credits

**Program B24: Stormwater Pollution Prevention Program**

The City shall continue to implement program, technology, process siting criteria, operational methods, or engineered systems which, when implemented, prevents, controls, removes or reduces storm water pollution.

- Time Frame: Ongoing
- Responsibility: Public Works
- Funding Source(s): General Fund, User Fees, Grants

**Program B25: Telegraph Road Streetscape Plan**

The City shall consider establishing a streetscape plan for Telegraph Road that provides prescriptive treatment for the streetscape. The Streetscape Plan could identify customized street cross-sections, the treatment and design of sidewalk pavement and sidewalk width, design, spacing and installation of street furniture and street lighting, wayfinding, signage guidelines, and the installation of street trees and landscaping.

- Time Frame: Mid-term
- Responsibility: Public Works, Planning and Development
- Funding Source(s): Grants

**Program B26: Downtown Plan**

The City shall consider establishing a Downtown Plan that identifies the desired vision for downtown, design guidelines, placemaking, priority and catalyst projects, branding, wayfinding, art and lighting, landscaping, and other features and strategies to create a successful and dynamic downtown. The Downtown Plan shall include implementation strategies, public and private investments and financing, and a phasing plan.

- Time Frame: Long-term
- Responsibility: Planning and Development
- Funding Source(s): Grants

## C. Physical Improvements

### **Program C.1: Sewer and Water Systems Improvements**

The City shall prioritize and allocate funding to carry out the water system improvements identified in the most current Water System Master Plan and sewer system improvement in the most current Sewer System Master Plan, through the regular CIP preparation and implementation process. As well as ensure that all underground lines are protected and maintained in accordance with federal and State laws. Ensure that user fees allow for planned improvements.

- Time Frame: Ongoing
- Responsibility: Public Works; City Manager
- Funding Source(s): General Fund, User Fees

### **Program C.2: Disadvantaged Communities Prioritization**

The City shall require each City department to prioritize the needs of residents in Disadvantaged Communities when developing their workplans and/or capital improvement plans. The departments will come together during budget discussions to ensure consistency and reduce duplication of programs and services for the Disadvantaged Communities. Workplans should have specific, measurable goals, with achievable deadlines. An annual analysis of spending in Disadvantaged Communities versus the City at-large would help the City understand where it may want to seek grants or focus spending.

- Time Frame: Immediate
- Responsibility: All City Departments
- Funding Source(s): General Fund

### **Program C.3: Recycled Water System/Program Expansion**

The City shall expand the recycled water system/program to help diversify local supplies and improve the State's long-term water resilience.

- Time Frame: Mid-term
- Responsibility: Public Works
- Funding Source(s): General Fund, Development Fees, Grants

### **Program C.4: Energy Savings Technologies**

The City shall invest in new technologies citywide that reduce energy consumption such as efficient and cost-effective lighting that reduces glare and light pollution.

- Time Frame: Short-term
- Responsibility: Public Works
- Funding Source(s): General Fund, Grants

### **Program C.5: Energy Efficient City Vehicle Fleet**

The City shall continue to use energy-efficient automobiles, equipment, and other vehicles, including hybrid or zero-emission vehicles, for the City's equipment and automotive fleet.

- Time Frame: Ongoing
- Responsibility: City Manager, Finance Department, and Public Works
- Funding Source(s): General Fund, Grants

### **Program C.6: On-Site Alternative Energy Sources**

The City shall promote the use of on-site alternative energy sources such as solar panel arrays, photovoltaic cells, cogeneration, and wind generation for new residential and office developments, as well as existing buildings.

- Time Frame: Ongoing
- Responsibility: Planning and Development
- Funding Source(s): New Development and Tax Credits

**Program C.7: Land Use Acquisition for Parks**

The City shall prioritize acquisition of land for parks in areas where parkland is deficient, and residents live more than a 10-minute walk from a park. Use a range of acquisition strategies, including easements, land purchases, parkland dedication, and in-lieu fees for development projects. Bolster these strategies by applicable agency agreements, development agreements, conditions of approval, CC&R's, and dedicated deposits, etc. Additional strategies include:

- Building an inventory of underutilized or unfavorable properties and focusing efforts on acquiring these parcels as opportunities arise.
  - Collaborating with developers, landowners, and business owners to integrate small pocket parks or plazas into redevelopment projects within mixed use districts.
  - Acquiring parcels, including substandard parcels located in residential areas, as land becomes available to develop more compact parks.
- Time Frame: Ongoing
  - Responsibility: Community Services, Planning and Development
  - Funding Source(s): General Fund, Special Revenue Fund, and Developer Fees

**Program C.8: Parks and Recreation Facilities Funding**

The City shall apply for grants through programs such as the Natural Resources Agency's Urban Greening Grant Program to create and improve pedestrian and bike paths. Apply for and use Metro's Active Transportation Strategic Plan (ATSP) funding, as well as other funding sources, to create and enhance pedestrian and bicycle paths near the future L Line (formerly Gold Line) station and adjacent to I-605. Enhancements may include the addition of bicycle repair stations, fitness equipment, or meditation spaces.

- Time Frame: Ongoing
- Responsibility: Planning and Development, Public Works, Community Services
- Funding Source(s): Grants

**Program C.9: Increased Protections for Sensitive Receptors.**

The City shall increase protection of sensitive receptors (facilities where individuals are highly susceptible to the adverse effects of air pollutants and noise, such as housing, childcare centers, retirement homes, schools, and hospitals) near high-volume roadways, dry cleaners using perchloroethylene, large gas stations, railroads/yards, and in Disadvantaged Communities. Identify measures to reduce odors/toxics in compliance with SCAQMD's adopted standards to reduce these risks to acceptable levels.

- Time Frame: Mid-term and Ongoing
- Responsibility: Planning and Development
- Funding Source(s): General Fund

**Program C.10: Drought Tolerant Landscaping Funding**

The City shall identify funding sources to provide incentives to local property owners to remove lawn/turf areas and replace them with drought-tolerant landscaping or other approved materials.

- Time Frame: Immediate
- Responsibility: Planning and Development
- Funding Source(s): General Fund

**Program C.11: Establish Green Buffers Between Residential and Air Quality Pollution Burdens**

The City shall establish green buffers between residential neighborhoods and freeways, high-traffic roads, heavy industrial uses , railyards, and similar facilities and uses. Utilize the California Environmental Protection Agency and California Air Resources Board Air Quality and Land Use Handbook: A Community Health Perspective for guidance on siting requirements.

- Time Frame: Ongoing
- Responsibility: Planning and Development; Public Works; City Manager
- Funding Source(s): General Fund, User Fees

**Program C.12: Storm Water Pollution Prevention Improvements**

The City shall pursue storm water pollution prevention projects and improvements associated with storm drainage systems, including improvements in proximity to Coyote Creek, San Gabriel River, and related tributaries and facilities.

- Time Frame: Ongoing
- Responsibility: Public Works
- Funding Source(s): Grants

## D. Interagency and Partner Organizations

### **Program D.1: Consultation with Agencies Regarding Contaminated Sites**

The City shall consult with the Department of Toxic Substance Control, Geologic Energy Management Division, local enforcement agencies, and other regulatory agencies to assure that contaminated sites are properly and completely remediated.

- Time Frame: Ongoing
- Responsibility: Fire-Rescue, Public Works, and Planning and Development
- Funding Source(s): General Fund

### **Program D.2: Consultation with Rail Companies**

The City shall consult rail companies with existing operable rail yards and with railroad lines traversing through the City to ensure that operations of such facilities meet both State and federal guidelines and standards for noise impacts, train emissions, and at railroad crossings.

- Time Frame: Ongoing
- Responsibility: Public Works, Planning and Development
- Funding Source(s): General Fund

### **Program D.3: Truck Traffic Tracking and Older Vehicle Replacement**

The City shall work with the South Coast Air Quality Management District (SCAQMD) to track truck traffic movement and encourage replacement of older vehicles. Adopt ordinances that limit truck idling.

- Time Frame: Ongoing
- Responsibility: Public Works, Planning and Development
- Funding Source(s): General Fund

### **Program D.4: Oil Production Guidelines**

The City shall coordinate and comply with guidelines stipulated by the federal Bureau of Land Management (BLM) and the California Geologic Energy Management Division (CalGEM) to ensure consistency:

- Time Frame: Ongoing
- Responsibility: Public Works, Planning and Development, and Fire-Rescue
- Funding Source(s): General Fund

### **Program D.5: Consultation with Air Quality Agencies**

The City shall consult with the California Air Resources Board and the South Coast Air Quality Management District (SCAQMD) to ensure that new development projects and existing industrial businesses are meeting air quality requirements and standards.

- Time Frame: Ongoing
- Responsibility: Planning and Development
- Funding Source(s): General Fund

### **Program D.6: Consultation with Transit Agencies**

The City shall consult with transit agencies with bus and passenger train services in the City to improve transit services to residents and businesses.

- Time Frame: Ongoing

- Responsibility: Public Works, Planning and Development
- Funding Source(s): General Fund

**Program D.7: L Line Transit and Station Consultation**

The City shall initiate consultation with Metro, neighboring jurisdictions, and other regional agencies to coordinate the development and opening of the L Line (formerly Gold Line) in Santa Fe Springs with the provision of high-quality infrastructure—such as protected bike lanes and frequent transit service—that connect residences and employment with high-quality transit. Metro requires local cities to match three percent of investments in public transit projects. This requirement includes construction permits and first-last mile improvements.

- Time Frame: Ongoing
- Responsibility: Public Works, Planning and Development
- Funding Source(s): General Fund

**Program D.8: Public Transportation Collaboration**

The City shall collaborate with State, regional, and local agencies to improve public transportation, including:

- Adjacent cities to provide a more reliable public transportation system in the area;
  - Metro to enhance regional transit connections including additional routes and increased service frequency, and explore expansion of Rapid Bus Service;
  - Metro to provide attractive and convenient bus stops, including shade/weather protection, seats, transit information, and trash receptacles, particularly in the Disadvantaged Communities;
  - School districts and private schools to improve pedestrian and bicycle routing and safety around schools. Focus pedestrian access to the elementary schools and bicycle and pedestrian access to the middle and high schools; and
  - Caltrans to install appropriate directional signage for trucks on I-605 in order to direct truck traffic to designated truck routes and minimize impacts of trucks traveling on other city streets.
- Time Frame: Ongoing
  - Responsibility: Public Works, Planning and Development
  - Funding Source(s): General Fund

**Program D.9: Caltrans Consultation**

The City shall continue to consult with Caltrans regarding Interstate 5 Corridor Improvements, the Interstate 605 Corridor Improvement Project, and other programs, projects, and improvements related to these freeway and on/off ramps that affect Santa Fe Springs local streets.

- Time Frame: Ongoing
- Responsibility: Public Works, Planning and Development
- Funding Source(s): General Fund

**Program D.10: Transportation-Related Noise**

The City shall consult with responsible federal and State agencies to minimize the impact of transportation-related noise, including noise associated with freeways, major arterials, and public transportation.

- Time Frame: Ongoing
- Responsibility: Planning and Development

- Funding Source(s): General Fund

**Program D.11: School Districts Partnerships**

The City shall establish formal partnerships with the Little Lake School District, Los Nietos School District, South Whittier School District, and Whittier Union High School District to coordinate educational support programs and services offered to Santa Fe Springs’s youth, and to monitor safety conditions around schools. Continue to pursue joint-use agreements between school districts serving Santa Fe Springs. Expand the use of facilities within the Santa Fe Springs City and School District joint-use agreement. Focus agreements to use team sports fields and facilities and indoor gymnasiums, since such City facilities do not meet demand.

- Time Frame: Ongoing
- Responsibility: Community Services, Police Services, Planning and Development
- Funding Source(s): General Fund, User Fees

**Program D.12: Los Angeles County Regional Planning Department**

The City shall consult with the Los Angeles County Regional Planning Department regarding development projects and programs adjacent to and within the City.

- Time Frame: Ongoing
- Responsibility: Planning and Development
- Funding Source(s): General Fund

**Program D.13: Los Angeles County Sanitation Districts Consultation**

The City shall consult with the Los Angeles County Sanitation Districts regarding sewer system, wastewater and sewage treatment, recycling food and green waste, and related projects and programs adjacent to and within the City.

- Time Frame: Ongoing
- Responsibility: Public Works; City Manager
- Funding Source(s): General Fund

**Program D.14: Los Angeles County Department of Public Works Consultation**

The City shall consult with Los Angeles County Public Works regarding engineering and public works projects and programs adjacent to and within the City.

- Time Frame: Ongoing
- Responsibility: Public Works
- Funding Source(s): General Fund

**Program D.15: Storm Drainage System**

The City shall consult with Los Angeles County Public Works to ensure that existing and future storm drain facilities are designed, constructed, operated, and maintained to accommodate projected drainage needs with major storm events. Ensure protection and maintenance of all facilities in accordance with federal and State laws is ongoing.

- Time Frame: Ongoing
- Responsibility: Public Works; Planning and Development
- Funding Source(s): General Fund, Grants

**Program D.16: Water Agencies Consultation**

The City shall consult with the California Department of Water Resources and other water agencies to use the latest water science practices to anticipate demand over time.

- Time Frame: Ongoing
- Responsibility: Planning and Development; Public Works
- Funding Source(s): General Fund

**Program D.17: Army Corps of Engineers Consultation**

The City shall consult with the Army Corps of Engineers regarding improvements to the Whittier Narrows Dam that address future flood risks.

- Time Frame: Ongoing
- Responsibility: Public Works
- Funding Source(s): General Fund

**Program D.18: Mutual Aid**

The City shall continue to engage with the Whittier Police Department, Los Angeles County, and other emergency response agencies to provide for mutual aid.

- Time Frame: Ongoing
- Responsibility: City Manager, Police Services, and Fire-Rescue
- Funding Source(s): General Fund

**Program D.19: U.S. Environmental Protection Agency Consultation**

The City shall consult with the U.S. Environmental Protection Agency and responsible State agencies on the ongoing remediation and cleanup of contaminated properties and groundwater.

- Time Frame: Ongoing
- Responsibility: City Manager, Planning and Development, Fire-Rescue
- Funding Source(s): General Fund, Grants

**Program D.20: Hazardous Materials and Contamination**

The City shall coordinate with the Los Angeles Regional Water Quality Control Board, Environmental Protection Agency, California Air Resources Board, California Department of Toxic Substances Control, South Coast Air Quality Management District, and other external agencies regarding the monitoring of businesses generating hazardous materials and cleanup of contamination sites.

- Time Frame: Ongoing
- Responsibility: Public Works, Planning and Development, and Fire-Rescue
- Funding Source(s): General Fund

**Program D.21: Oil Wells**

The City shall coordinate with the California Geologic Energy Management Division (CalGEM), California Department of Toxic Substances Control, and other external agencies regarding the implementation and enforcement of laws, rules, and regulations pertaining the operation, transportation, and abandonment of active and inactive oils wells and related infrastructure and pipeline system.

- Time Frame: Ongoing
- Responsibility: Public Works, Planning and Development, and Fire-Rescue
- Funding Source(s): General Fund

**Program D.22: Business Programming**

The City shall continue to consult with the Chamber of Commerce and similar entities to promote event programming and coordinate with business leaders, business owners, and property owners.

- Time Frame: Ongoing
- Responsibility: City Manager, Planning and Development
- Funding Source(s): General Fund

**Program D.23: Urban Farms, Community Gardens, and Park Space Acquisition**

The City shall consult with community members, non-profits, and government agencies to identify and acquire available land (or acquire use of the land) for urban farms, community gardens, and/or additional park space (civic spaces, parking lots, vacant plots, rights-of-ways, school sites, etc.). Special consideration should be given to properties located in Disadvantaged Communities.

- Time Frame: Ongoing
- Responsibility: Planning and Development; Community Services
- Funding Source(s): General Fund, Grants

## E. Communication and Outreach

### **Program E.1: Citywide Outreach and Engagement Strategy Plan**

The City shall consider creating a comprehensive citywide outreach and engagement strategy plan that serves as a framework for all departments to participate in meaningful two-way communication with the public, prioritizing residents in disadvantaged communities and those with language barriers. Identify specific tools and engagement methods to build partnerships and community trust. Ensure that all departments and current topics are addressed, and the communications recognizes cultural diversity, disabilities, language barriers, seniors, and youth groups.

- Time Frame: Short-term
- Responsibility: City Manager, City Clerk, Planning and Development, and Community Services
- Funding Source(s): General Fund, Grants

### **Program E.2: Special Meetings for Disadvantaged Communities**

The City shall establish special meetings targeting disadvantaged residential neighborhoods regarding major development projects, transportation, or infrastructure projects that could impact such residential neighborhoods.

- Time Frame: Ongoing
- Responsibility: Planning and Development and Public Works
- Funding Source(s): General Fund, Grants

### **Program E.3: Community Policing**

The City shall collaborate with the Whittier Police Department and the City's Police Service Department to implement a community policing initiative within the community. Continue to promote and expand neighborhood watch programs, presence in schools, and sponsorship of community watch and citizens' patrol programs.

- Time Frame: Mid-Term
- Responsibility: Police Services
- Funding Source(s): General Fund, Grants

### **Program E.4: Water, Air Quality, Drought, and Heat Issues and Information**

The City shall distribute public information and warnings during extended drought conditions, air quality advisories, and excessive heat warnings, with special considerations for seniors and people with disabilities.

- Time Frame: Ongoing
- Responsibility: Community Services; City Manager
- Funding Source(s): General Fund

### **Program E.5: Emergency Preparedness Toolkit**

The City shall develop an educational toolkit through new multimedia platforms or through local partners that inform the public on preparedness directions and access to resources for making the community safer, resilient, and prepared.

- Time Frame: Short-term and Ongoing
- Responsibility: Fire-Rescue; City Manager; Police Services
- Funding Source(s): General Fund, Grants

**Program E.6: Safe Neighborhood Team Program**

The City shall continue to implement the Safe Neighborhood Team Program. Work with the Los Angeles County Fire Rescue, the Polices Service Department, and community volunteers to educate and also train volunteers about disaster preparedness for the hazards that may impact their area and trains them in basic disaster response skills.

- Time Frame: Ongoing
- Responsibility: Fire-Rescue; Police Services Department, City Manager
- Funding Source(s): General Fund, Grants

**Program E.7: Code Enforcement Information**

The City shall conduct and fund code enforcement activities that focus on proactive, informational outreach to property owners, businesses, and tenants.

- Time Frame: Ongoing
- Responsibility: Police Services
- Funding Source(s): General Fund

**Program E.8: Water Conserving Technologies Information**

The City shall consult water agencies serving Santa Fe Springs and coordinate distributing water conservation educational information focusing on the use of, and as appropriate, the hardware for water-conserving technologies such as low-flush toilets, waterless urinals, low-flow showerheads and faucets, and water-wise irrigation, landscaping, and gardening methods, and other approaches and behavior changes that reduces water consumption.

- Time Frame: Ongoing
- Responsibility: Public Works, Planning and Development
- Funding Source(s): General Fund, Grants