

# Vernon Westside Zone Change and General Plan Amendment

## Draft Program Environmental Impact Report Community Meeting



THURSDAY, APRIL 27, 2023

3:00 PM

# Agenda

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PROJECT  
OVERVIEW



CEQA PROCESS



FINDINGS &  
MITIGATION



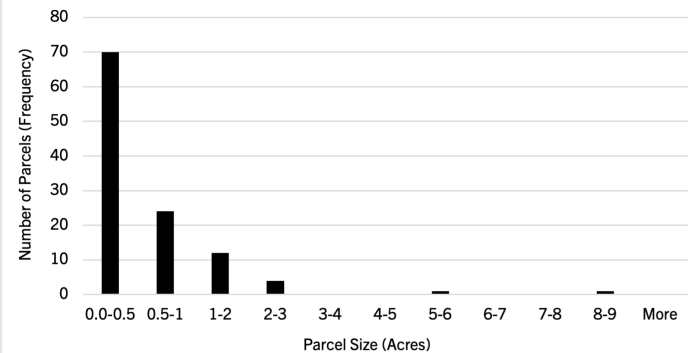
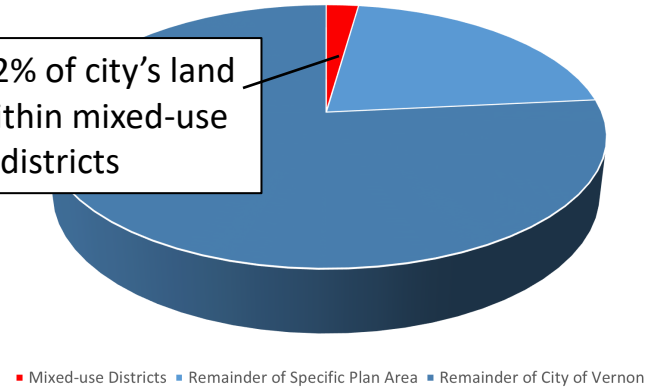
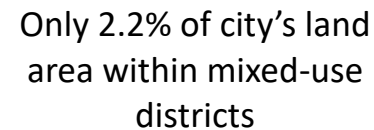
COMMENTS

# Westside Zone Change and Gen Plan Amendment Goals

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1. Reinvigorate the City's competitive advantage as a **center of production**
2. Strengthen and provide **long-term stability** to the City's fiscal position
3. Increase the **residential population** in order to increase access to proportionally allocated Federal and State funding, to strengthen the City's governance, and help meet regional housing needs
4. Diversify and reorient the Westside's land uses to take advantage of changes in the **economic landscape** of Southern California
5. **Increase amenities** available to local residents and workers












# Proposed Zoning Map



# Proposed Zoning Map



Zone

- |   |                         |
|---|-------------------------|
|  | Industrial              |
|  | MU-CC (City Center)     |
|  | MU-S (Santa Fe South)   |
|  | MU-N (Santa Fe North)   |
|  | MU-PH (Pacific Hampton) |



# Creating Additional Flexibility in Clusters

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492054821297 - 5201 S SANTA FE AVE



## Clusters:

- a) Older buildings with character
- b) Adaptive reuse potential
- c) Obsolete for modern, trucking-based industrial uses

**Principle #1: Create additional flexibility for development in lots within/nearby clusters**

*Strategy: Expand permitted uses in clusters*

**Principle #2: Separate current industrial areas from clusters**

*Strategy: No changes to industrial areas*

*Strategy: Design guidelines to protect adjacent industrial operations*



# Creating an Industrial Mixed-Use District

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**Principle #3: Encourage hybrid uses which mix production with other uses**

*Strategy: Define & permit these hybrid uses*

*Strategy: Give incentives to projects with multiple uses*

**Principle #4: Encourage projects which reflect the industrial nature and retain the industrial heritage of Vernon**

*Strategy: Enforce design guidelines and provide incentives to preserve character features of legacy structures*

# Santa Fe Main Street

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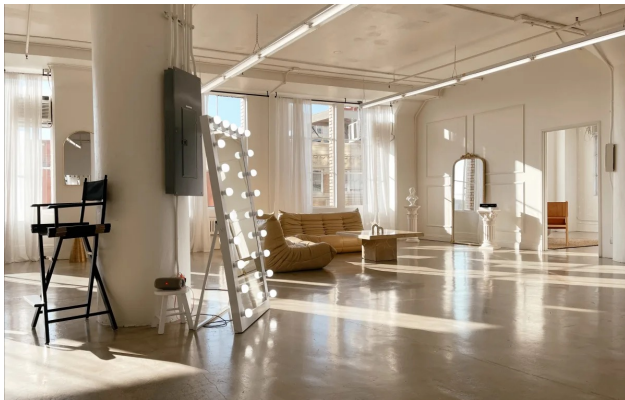
**Principle #5: Create pedestrian-oriented frontages that encourage Santa Fe Avenue to regain its historic role as a main street**

*Strategy: Require active uses on frontage*

*Strategy: Design standards that prioritize pedestrian*

# Residential Strategy

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**Principle #6: Introduce residential uses, designing them to attract a population which is most suited to the industrial nature of the city**

*Strategy: Permit residential in Santa Fe clusters*

*Strategy: Require percentage of live/work*

*Strategy: Require CUP for large-size projects*

1. Provide needed population increase
2. Add population with industrial affinity
3. Establish an upper limit to the pace of change in the area

# CEQA Process

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## April 20, 2022

- Notice of Preparation for the Westside Specific Plan

## March 30, 2023

- Release of the Draft EIR for the Westside Zone Change and General Plan Amendment (project change due to public outreach)

## March 30 – May 14, 2023

- Public Review Period

## Summer 2023

- Prepare Final EIR, Response to Comments, and Mitigation Monitoring and Reporting Program
- Certification of the Final EIR

# Summary of Impacts

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- |   |   |
|---|---|
| <input type="checkbox"/> Aesthetics                                 | <input type="checkbox"/> Land Use/Planning                    |
| <input type="checkbox"/> Agriculture and Forestry Resources         | <input type="checkbox"/> Mineral Resources                    |
| <input checked="" type="checkbox"/> Air Quality                     | <input checked="" type="checkbox"/> Noise                     |
| <input type="checkbox"/> Biological Resources                       | <input type="checkbox"/> Population and Housing               |
| <input checked="" type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Public Services                      |
| <input type="checkbox"/> Energy                                     | <input type="checkbox"/> Recreation                           |
| <input type="checkbox"/> Geology and Soils                          | <input type="checkbox"/> Transportation                       |
| <input type="checkbox"/> Greenhouse Gas Emissions                   | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Utilities/Service Systems            |
| <input type="checkbox"/> Hydrology/Water Quality                    | <input type="checkbox"/> Wildfire                             |



# EIR Findings

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## Areas requiring mitigation:

- Air Quality – potential for an increase in emissions during construction
- Cultural Resources and Tribal Cultural Resources – potential for unanticipated discovery
- Hazards and Hazardous Materials – potential for future construction sites to require contaminant remediation
- Noise – potential for noise that exceeds local standards during construction

## Significant and Unavoidable Impacts:

- Air Quality (construction)
- Noise (construction)

# Mitigation Measures

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## Cultural Resources and Tribal Cultural Resources

- MM CUL-1 and CUL-2: Requires future development projects to conduct a Historical Built Environment Study and/or Archaeological Resource Study to evaluate the building and project site and determine if there are any cultural or tribal resources present. The studies will ensure resources are appropriately identified and mitigated.
- MM CUL-3 and CUL-4: Requires construction to cease if unanticipated resources are discovered; and requires consultation with Native American tribes and/or paleontologists. Consultation will ensure resources are appropriately preserved.

## Hazards and Hazardous Materials

- MM HAZ-1: Requires a Phase I Investigation to assess if there are any hazardous materials present. If the project site is contaminated, the measure would require site remediation to be conducted.

# Significant and Unavoidable

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## Air Quality

- MM AQ-1 through MM AQ-8: Includes measures to reduce emissions and dust during construction. Utilizing dust control measures, limiting vehicle idling, and utilizing low polluting fuel equipment would reduce overall emissions in the region.

## Noise

- MM NOI-1 through NOI-3: Includes measures to reduce construction noise and vibration levels to the maximum extent feasible. Utilizing sound barriers, and Vibration Control Plans will minimize noise and vibration impacts associated with construction.

# Public Comment

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Public Review Period: March 30, 2023 to May 14, 2023

Please submit public comments to:

Daniel Wall  
City of Vernon, Community Development Department  
4305 S. Santa Fe Avenue  
Vernon, CA 90058

Email: [dwall@cityofvernon.org](mailto:dwall@cityofvernon.org)

# Questions/ Comments

For more information please visit:  
<https://www.reimaginevernon.com/>