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**GENERAL PLAN AND TARGETED ZONING CODE UPDATE  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY OF SANTA FE SPRINGS  
JANUARY 2022**

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This Mitigation Monitoring and Reporting Program (MMRP) identifies Mitigation Measures incorporated from the **Santa Fe Springs General Plan and Targeted Zoning Code Update (GPTZCU) Draft EIR**. For each Mitigation Measure, the MMRP identifies the significant impact, the related mitigation measure, the implementation entity, the monitoring and verification entity, and timing requirements.

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
<b>AIR QUALITY</b>						
<p>Consistency with SCAQMD Air Quality Management Plan.</p> <p>Cumulatively Considerable Net Increase of Criteria Pollutants.</p> <p>Cause substantial adverse cumulative air quality impacts.</p>	<p><b>Mitigation Measure AQ-2A: Require a Project-level Air Quality Assessment for Conditional Uses and New Discretionary Development Projects</b></p> <p>Applicants shall 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:</p> <ul style="list-style-type: none"> <li>• Selection of specific construction equipment (e.g., specialized pieces of equipment with smaller engines or</li> </ul>	Project Applicant	City of Santa Fe Springs Planning and Development Department	Prior to discretionary project approval.		

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	<p>equipment that will be more efficient and reduce engine runtime);</p> <ul style="list-style-type: none"> <li>• Requiring equipment to 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 utilizing added exhaust devices (e.g., Level 3 Diesel Particulate Filter);</li> <li>• Minimizing the idling time of diesel-powered construction equipment to two minutes; and</li> <li>• 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).</li> </ul>					
<p>Consistency with SCAQMP Air Quality Management Plan.</p> <p>Cumulatively Considerable Net Increase of Criteria Pollutants.</p>	<p><b>Mitigation Measure AQ-2B: Prohibit the Installation of Natural Gas Hearths in New Residential Development</b></p> <p>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</p>	Project Applicant	City of Santa Fe Springs Planning and Development Department	Prior to discretionary project approval.		

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Cause substantial adverse cumulative air quality impacts.	hearths/ fireplaces; however, the number of natural gas hearths/fireplaces provided by the new 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.					

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<p>Consistency with SCAQMP Air Quality Management Plan.</p> <p>Cumulatively Considerable Net Increase of Criteria Pollutants.</p> <p>Cause substantial adverse cumulative air quality impacts.</p>	<p><b>Mitigation Measure AQ-2C: Residential Electric Vehicle and Bicycle Parking Requirements</b></p> <p>The following Residential and Non-Residential Voluntary Measures from the CalGreen Code (Appendix A4) shall apply and be required for new residential (or residential mixed-use) development projects located in the City:</p> <ul style="list-style-type: none"> <li>• New one and two-family dwellings and townhomes shall include electric vehicle infrastructure consistent with Section A4.106.8.1 of the CalGreen Code.</li> <li>• 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.</li> <li>• New multi-family dwelling units shall provide bicycle parking pursuant to Section A4.106.9.2.</li> </ul>	Project Applicant	City of Santa Fe Springs Planning and Development Department	Prior to discretionary project approval.		

<p>Consistency with SCAQMP Air Quality Management Plan.</p> <p>Cumulatively Considerable Net Increase of Criteria Pollutants.</p> <p>Cause substantial adverse cumulative air quality impacts.</p>	<p><b>Mitigation Measure AQ-2D: Non-Residential Electric Vehicle and Bicycle Parking Requirements</b></p> <p>The following Non-Residential Voluntary Measures from the CalGreen Code (Appendix A5) shall apply and be required for new non-residential (or mixed-use) development projects located in the City:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<p>Project Applicant</p>	<p>City of Santa Fe Springs Planning and Development Department</p>	<p>Prior to discretionary project approval.</p>		
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<p>Consistency with SCAQMP Air Quality Management Plan.</p> <p>Cumulatively Considerable Net Increase of Criteria Pollutants.</p> <p>Cause substantial adverse cumulative air quality impacts.</p>	<p><b>Mitigation Measure AQ-2E: Transportation Demand Management</b></p> <p>The City shall require all new residential and non-residential development that meets the following criteria incorporate measures to meet vehicle trip generation rates that are twenty percent lower than the standard rates as established in the most recent edition of the Institute of Transportation Engineers (ITE) trip generation manual:</p> <ul style="list-style-type: none"> <li>• New multi-unit development of ten units or more;</li> <li>• New non-residential development of ten thousand square feet or more;</li> <li>• 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</li> <li>• 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.</li> </ul>	Project Applicant	City of Santa Fe Springs Planning and Development Department	Prior to discretionary project approval.		



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<b>GREENHOUSE GAS EMISSIONS</b>						
<p>Generate GHG emissions, either directly or indirectly</p> <p>Conflict With an Applicable GHG Reduction Plan, Policy or Regulation.</p> <p>Cause Substantial Adverse Cumulative Impacts with Respect to Greenhouse Gases</p>	<p><b>Mitigation Measure GHG-1A:</b> Within two years of the adoption of the GPTZCU, 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 equals the value of the energy consumed annually by the project, using the CEC’s Time Dependent Valuation (CEC, 2015).</p>	Project Applicant	City of Santa Fe Springs Planning and Development Department	Prior to discretionary project approval.		
<p>Generate GHG emissions, either directly or indirectly</p> <p>Conflict With an Applicable GHG Reduction Plan,</p>	<p><b>Mitigation Measure GHG-1B: Consider the Preparation and Adoption of a Climate Action Plan.</b></p> <p>To implement General Plan Policy OSC-4.3, the City of Santa Fe Springs shall consider preparing and adopting a Climate Action Plan (CAP) within two years of adoption of the GPTZCU that:</p>	Project Applicant	City of Santa Fe Springs Planning and Development Department	Prior to discretionary project approval.		

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<p>Policy or Regulation.</p> <p>Cause Substantial Adverse Cumulative Impacts with Respect to Greenhouse Gases</p>	<ol style="list-style-type: none"> <li>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).</li> <li>2) Quantifies greenhouse gas emissions, both existing and proposed over a specified time period. The time period forecasted shall be no less than the Year 2040. Additional, forecasted years (e.g., 2030, 2035, etc.) may be included.</li> <li>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 EO 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</li> </ol>					

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	<p>targets and those issued by Executive Order.</p> <p>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.</p> <p>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.</p> <p>6) Be adopted in a public process following environmental review.</p>					
	<p><b>Mitigation Measure GHG-1C: Require a Project-level Greenhouse Gas Emissions Assessment for New Discretionary Development Projects.</b></p> <p>Applicants shall 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</p>	Project Applicant	City of Santa Fe Springs Planning and Development Department	Prior to discretionary project approval.		

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	<p>reduction goal for 2040 that is 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:</p> <ul style="list-style-type: none"> <li>• 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.);</li> <li>• Incorporating on-site renewable energy generation into project-design;</li> <li>• Reducing the quantity of parking provided by the proposed development; and</li> <li>• Reducing indoor and outdoor potable water consumption.</li> </ul>					

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<b>HYDROLOGY AND WATER QUALITY</b>						
Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management for the basin	<p><b>Mitigation Measure UTL-1: Water Demand Management.</b></p> <p>New developments under the GPTZCU that will be 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.</p>	Project Applicant	City of Santa Fe Springs Planning and Development Department	Prior to discretionary project approval.		
<b>UTILITIES AND SERVICE SYSTEMS</b>						
Relocation or Construction of New or Expanded Water, Wastewater Treatment, Stormwater Drainage, Electric Power, Natural Gas, or Communications Facilities.	<p><b>Mitigation Measure UTL-1: Water Demand Management.</b></p> <p>New developments under the GPTZCU that will be 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.</p>	Project Applicant	City of Santa Fe Springs Planning and Development Department	Prior to discretionary project approval.		

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<p>Have Sufficient Water Supplies Available to Serve the Project and Reasonably Foreseeable Future Development.</p> <p>Cause a Substantial Adverse Cumulative Impact with Respect to Utilities and Service Systems.</p>						