

**Attachment A
Mitigation Summary**

Topic	General Plan Update EIR Findings/ Mitigation Measures	Project-Specific Measures
Aesthetics	The General Plan Update EIR did not identify any significant aesthetics impacts, as such no mitigation is presented.	No mitigation required.
Agricultural and Forestry Resources	The General Plan Update EIR did not identify any significant impacts related to agricultural and forestry resources, as such no mitigation is presented.	No mitigation required.
Air Quality	The General Plan Update EIR determined that buildout of the City including development of the City's Key Opportunity Sites, would result in significant and unavoidable impacts concerning conflict with applicable Air Quality Management Plan (AQMP); cumulatively considerable increases to non-attainment conditions; exposure of sensitive receptors to substantial pollutant concentrations; and substantial adverse cumulative air quality impacts generally. The EIR included the following mitigation:	As substantiated in the Project AQIA/GHGA, the Project uses would result in a net reduction in air pollutant emissions when compared to emissions that would be generated by commercial/business park development of the Koontz Site as envisioned under the General Plan Update EIR. The Project AQIA/GHGA discussions substantiate further that the Project uses would not result in exceedance of applicable South Coast Air Quality Management District (SCAQMD) criteria pollutant emissions significance thresholds. Air quality impacts would be diminished under the Project; None of the significant air quality impacts noted in the General Plan Update EIR would occur under the Project. No Project-specific mitigation required.

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	<p><i>AQ-2A: Require a Project-level Air Quality Assessment for Conditional Uses and New Discretionary Development Projects 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:</i></p> <ul style="list-style-type: none"> ● <i>Selection of specific construction equipment (e.g., specialized pieces of equipment with smaller engines</i> 	<p>The Project has complied with this measure. The AQIA is presented as Attachment B to this document.</p>

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	<p><i>or equipment that will be more efficient and reduce engine runtime);</i></p> <ul style="list-style-type: none"> ● <i>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);</i> ● <i>Minimizing the idling time of diesel-powered construction equipment to two minutes; and</i> ● <i>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).</i> 	
	<p><i>AQ-2B: Prohibit the Installation of Natural Gas Hearths in New Residential Development</i></p> <p><i>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</i></p>	<p>Not applicable; The Project does not propose residential development.</p>

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	<p><i>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.</i></p>	
	<p><i>AQ-2C: Residential Electric Vehicle and Bicycle Parking Requirements</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>●New one and two-family dwellings and townhomes shall include electric vehicle infrastructure consistent with Section A4.106.8.1 of the CalGreen Code.</i> <i>●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.</i> <i>●New multi-family dwelling units shall provide bicycle parking pursuant to Section A4.106.9.2.</i> 	<p>Not applicable; The Project does not propose residential development.</p>

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	<p><i>AQ-2D: Non-Residential Electric Vehicle and Bicycle Parking Requirements</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>●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.</i> <i>●New non-residential development shall provide designated parking for any combination of lowemitting, 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.</i> <i>●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</i> 	<p>Applicable; This measure shall be implemented by the Project.</p>

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	<i>shall be marked pursuant to Section A5.106.5.3.3 of the CalGreen code.</i>	
	<p><i>AQ-2E: Transportation Demand Management</i> <i>The City shall require all new residential and nonresidential 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:</i></p> <ul style="list-style-type: none"> <i>●New multi-unit development of ten units or more;</i> <i>●New non-residential development of ten thousand square feet or more;</i> <i>●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</i> <i>●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.</i> 	<p>Applicable; Prior to executing a lease for the proposed building, the applicant shall provide a copy of the lease to City Planning staff to assure that the end user of the facility is contractually required to implement mitigation measure AQ-2E. Upon execution, the applicant shall submit a report detailing consistency with the required 20 percent reduction.</p>

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Biological Resources	The General Plan Update EIR did not identify any significant biological resources impacts, as such no mitigation is presented.	No mitigation required.
Cultural/ Tribal Resources	The General Plan Update EIR did not identify any significant cultural/tribal resources impacts, as such no mitigation is presented.	No mitigation required.
Energy	The General Plan Update EIR did not identify any significant energy impacts, as such no mitigation is presented.	No mitigation required.
Geology and Soils	The General Plan Update EIR did not identify any significant geology and soils impacts, as such no mitigation is presented.	No mitigation required.
Greenhouse Gases	The General Plan Update EIR determined that buildout of the City, including development of the City's Key Opportunity Sites, would result in GHG emissions that would directly or indirectly have a significant impact on the environment; and GHG emissions that would conflict with an plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The EIR included the following mitigation:	As substantiated in the Project AQIA/GHGA, the Project uses would result in a net reduction in GHG emissions when compared to emissions that would be generated by commercial/business park development of the Koontz Site as envisioned under the General Plan Update EIR. The Project AQIA/GHGA discussions substantiate further that the Project uses would not result in exceedance of applicable SCAQMD GHG emissions significance thresholds. No Project-specific mitigation is required.

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	<p><i>GHG-1A: 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).</i></p>	<p>Not applicable; This measure is directed towards City Staff.</p>
	<p><i>GHG-1B: Consider the Preparation and Adoption of a Climate Action Plan. 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:</i></p>	<p>Not applicable; This measure is directed towards City Staff.</p>

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	<p>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).</p> <p>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.</p> <p>3) Identifies annual, community-wide greenhouse gas emission reduction targets (i.e., in MTCO_{2e}) and/or efficiency targets (i.e., in MTCO_{2e} per service population and/or capita) that align the City's emissions with legislatively adopted statewide 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</p>	

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	<p><i>state-wide greenhouse gas reduction targets and those issued by Executive Order.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>6) Be adopted in a public process following environmental review</i></p>	
	<p><i>GHG-1C: Require a Project-level Greenhouse Gas Emissions Assessment for New Discretionary Development Projects.</i></p> <p><i>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</i></p>	<p>The Project has complied with this measure. The GHGA is presented as Attachment B to this document.</p>

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	<p><i>emission reduction goal for 2040 that is based on state-wide GHG emissions reduction goals (e.g., an interpolated SCAQMD efficiency metric of 2.6 MTCO₂e/yr/SP). If the project's GHG emissions are found to be inconsistent with statewide 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:</i></p> <ul style="list-style-type: none"> <i>●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.);</i> <i>●Incorporating on-site renewable energy generation into project-design;</i> <i>●Reducing the quantity of parking provided by the proposed development; and</i> <i>●Reducing indoor and outdoor potable water consumption.</i> 	

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Hazards/ Hazardous Materials	The General Plan Update EIR did not identify any significant hazards and hazardous materials impacts, as such no mitigation is presented.	<p><i>HAZ-1 In consultation with the City and the responsible environmental agency(ies), the Applicant shall prepare a Remediation Plan (Plan) addressing RECs and BERs identified in the Project site Phase I ESA and Phase II ESI. The Plan shall be reviewed and approved by the City and responsible environmental agency(ies) prior to the issuance of the first Project development permit.</i></p> <p><i>HAZ-2 Prior to the issuance of the first Project Certificate of Occupancy (CO), the City and responsible environmental agency(ies) shall verify successful implementation of the approved Plan.</i></p>
Hydrology/ Water Quality	The General Plan Update EIR determined that buildout of the City, including development of the City's Key Opportunity Sites, could result in potentially significant impacts related to water supply and water supply management. Mitigation Measure UTL-1 included in the General Plan Update EIR would reduce this impact to levels that would be less-than-significant.	<p>The Project would be required to implement General Plan Update EIR Mitigation Measure UTL-1, ensuring that potential Project impacts related to groundwater recharge and basin groundwater management would be maintained at levels that would be less-than-significant.</p> <p><i>UTL-1 Water Demand Management: New developments under the GPTZCU that will be served by local water utility providers will not be</i></p>

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		<i>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.</i>
Land Use	The General Plan Update EIR did not identify any significant land use impacts, as such no mitigation is presented.	No mitigation required.
Mineral Resources	The General Plan Update EIR did not identify any significant mineral resources impacts, as such no mitigation is presented.	No mitigation required.
Noise	The General Plan Update EIR did not identify any significant noise impacts, as such no mitigation is presented.	No mitigation required.
Population and Housing	The General Plan Update EIR did not identify any significant population and housing impacts, as such no mitigation is presented.	No mitigation required.
Public Services	The General Plan Update EIR did not identify any significant public services impacts, as such no mitigation is presented.	No mitigation required.
Recreation	The General Plan Update EIR did not identify any significant recreation impacts, as such no mitigation is presented.	No mitigation required.
Transportation	The General Plan Update EIR concluded that buildout of the City, including development of	As substantiated in the Project VMT Assessment, the Project uses would result in a

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	the City's Key Opportunity Sites, would result in significant and unavoidable vehicle miles traveled (VMT) impacts.	net reduction in trip generation when compared to trips that would be generated by the Koontz Site uses. The Project would therefore presumptively result in less-than-significant VMT impacts, and no mitigation is required.
Utilities and Service Systems	The General Plan Update EIR concluded that buildout of the City, including development of the City's Key Opportunity Sites, would result in potentially significant water supply and water supply management impacts. Mitigation Measure UTL-1 included in the General Plan Update EIR would reduce this impact to levels that would be less-than-significant.	The Project would be required to implement General Plan Update EIR Mitigation Measure UTL-1. Please refer to Hydrology and Water Quality, presented previously.
Wildfire	The General Plan Update EIR did not identify any significant wildfire impacts, as such no mitigation is presented.	No mitigation required.