

MITIGATION MONITORING & REPORTING PROGRAM

**CITY OF SANTA FE SPRINGS
CARMENITA ROAD WAREHOUSE
13900 AND 13904 CARMENITA ROAD
DEVELOPMENT PLAN APPROVAL (DPA No. 967)
TENTATIVE TRACT MAP (TTM 82732)**



LEAD AGENCY:

**CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670**

REPORT PREPARED BY:

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SFSP 063

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1. OVERVIEW OF THE PROJECT

The proposed project involves the construction of a 150,548 square feet warehouse on a 6.57-acre (286,127 square feet) site within the City of Santa Fe Springs. This 150,548 square feet warehouse will consist of 140,548 square feet of warehousing space, 5,000 square feet of ground floor office, and 5,000 square feet of office mezzanine. A total of 198 parking spaces will be provided including six spaces for electric vehicles including one EV space that is compliant with the American's with Disabilities Act (ADA). In addition, approximately 20,341 square feet of landscaping will be planted along the project site's northern, southern, eastern, and western boundaries. Access to the project site will be provided by two driveways located along the eastern side of Carmenita Road.

2. FINDINGS OF THE ENVIRONMENTAL ANALYSIS

The Initial Study prepared for the proposed project indicated that the proposed project will not result in significant environmental impacts upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The proposed project is relatively small and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed in the Initial Study/Mitigated Negative Declaration.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.21 of the Initial Study prepared for the proposed project, the proposed project's construction and operation will not result in any significant unmitigable environmental impacts.

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program *will be* required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, *shall include* the required standard conditions; and,

- An accountable enforcement agency or monitoring agency *shall be* identified for the mitigations adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The environmental analysis included in the Initial Study/Mitigated Negative Declaration determined that the following mitigation would be required:

Mitigation Measure No. 1 (Geology & Soils). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find, and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

Mitigation Measure No. 2 (Hazards & Hazardous Materials). Prior to issuance of a demolition permit, a comprehensive asbestos and LBP survey shall be completed and submitted to the City. If ACMs and/or LBP are present, all demolition and abatement work shall be conducted in compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities and Cal-OSHA Lead Construction Standard, Title 8, California Code of Regulation (CCR) 1532.

Mitigation Measure No. 3 (Hazards & Hazardous Materials). Prior to issuance of a grading permit, a Soil Management Plan (SMP) approved by the LARWQCB for use during grading and redevelopment activities shall be submitted to the City.

Mitigation Measure No. 4 (Hazards & Hazardous Materials). The warehouse building shall include a vapor intrusion mitigation system approved by the LARWQCB.

Mitigation Measure No. 5 (Tribal Cultural Resources). The project Applicant shall obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and must be present on-site during the construction phases that involve any ground-disturbing activities.

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided on the following page.

**TABLE 1
 MITIGATION MONITORING PROGRAM**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p><i>Mitigation Measure No. 1 (Geology & Soils).</i> If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find, and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.</p>	<p>Planning and Development Department</p> <p>•</p> <p><i>(Applicant is responsible for implementation)</i></p>	<p><i>Mitigation begins with the issuance of a grading permit.</i></p> <p>•</p> <p>Mitigation to continue during excavation and grading activities.</p>	<p>Date:</p> <p>Name & Title:</p>
<p><i>Mitigation Measure No. 2 (Hazards & Hazardous Materials).</i> Prior to issuance of a demolition permit, a comprehensive asbestos and LBP survey shall be completed and submitted to the City. If ACMs and/or LBP are present, all demolition and abatement work shall be conducted in compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities and Cal-OSHA Lead Construction Standard, Title 8, California Code of Regulation (CCR) 1532.</p>	<p>Planning and Development Department and Fire Department, Environmental Protection Division</p> <p>•</p> <p><i>(Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a demolition permit.</i></p> <p>•</p> <p>Mitigation continues over the demolition phase.</p>	<p>Date:</p> <p>Name & Title:</p>
<p><i>Mitigation Measure No. 3 (Hazards & Hazardous Materials).</i> Prior to issuance of a grading permit, a Soil Management Plan (SMP) approved by the LARWQCB for use during grading and redevelopment activities shall be submitted to the City.</p>	<p>Planning and Development Department and Fire Department, Environmental Protection Division</p> <p>•</p> <p><i>(Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of a grading permit.</i></p> <p>•</p> <p>Mitigation to continue during excavation and grading activities.</p>	<p>Date:</p> <p>Name & Title:</p>
<p><i>Mitigation Measure No. 4 (Hazards & Hazardous Materials).</i> The warehouse building shall include a vapor intrusion mitigation system approved by the LARWQCB.</p>	<p>Planning and Development Department and Fire Department, Environmental Protection Division</p> <p>•</p> <p><i>(Applicant is responsible for implementation)</i></p>	<p><i>Prior to issuance of building permit.</i></p> <p>•</p> <p>Mitigation is ongoing and continues over the project's operational lifetime.</p>	<p>Date:</p> <p>Name & Title:</p>

**TABLE 1
 MITIGATION MONITORING PROGRAM**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p><i>Mitigation Measure No. 5 (Tribal Cultural Resources).</i> The project Applicant shall obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and must be present on-site during the construction phases that involve any ground-disturbing activities.</p>	<p style="text-align: center;">Planning and Development Department • <i>(Applicant is responsible for implementation)</i></p>	<p style="text-align: center;"><i>Mitigation begins with the issuance of a grading permit.</i> • Mitigation to continue during excavation and grading activities.</p>	<p>Date: Name & Title:</p>

