

Mitigation Monitoring and Reporting Program

Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which a Mitigated Negative Declaration (MND) has been adopted which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the Florence Avenue Townhome Project. The City of Santa Fe Springs is the Lead Agency for the Project and is responsible for implementation of the MMRP. This report describes the MMRP for the Project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

Mitigation Monitoring and Reporting Program

The MMRP for the Project will be active through all phases of the Project, including design, construction, and operation. The attached table identifies the mitigation program required to be implemented by the City for the Florence Avenue Townhome Project. The table identifies the Standard Conditions; Plan, Program, Policies (PPPs); and Mitigation Measures required by the City to mitigate or avoid significant adverse impacts associated with the implementation of the Project, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed. As individual Plan, Program, Policies; and mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required actions have been completed.

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Table 1: Mitigation Monitoring and Reporting Program
Florence Avenue Townhome Project

Standard Condition/ Plan, Program, Policy/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
AESTHETICS			
PPP AES-1: Light and Glare. Pursuant to Municipal Code Chapters 155.432 and 155.496, no activity shall be permitted which causes light or glare to be transmitted or reflected in such concentrated quantities as to be detrimental or harmful to the use of surrounding properties or streets.	In Construction Plans and Specifications. Prior to the issuance of Building Permits.	City of Santa Fe Springs Building Department	
AIR QUALITY			
PPP AQ-1: Rule 402. The construction plans shall include a note that the project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.	In Construction Plans and Specifications. Prior to the issuance of Grading and Building Permits.	City of Santa Fe Springs Building Department	
PPP AQ-2: Rule 403. The construction plans shall include a note that the project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following: <ul style="list-style-type: none"> • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day. • The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less. 	In Construction Plans and Specifications. Prior to the issuance of Grading Permits. Ongoing during Construction Activities.	City of Santa Fe Springs Building Department	
PPP AQ-3: Rule 1113. The construction plans shall include a note that the project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only “Low-Volatile Organic Compounds” paints (no more than 50 gram/liter of	In Construction Plans and Specifications. Prior to the issuance of Building Permits	City of Santa Fe Springs Building Department	

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VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.			
BIOLOGICAL RESOURCES			
<p>PPP BIO-1: Street Trees. Installation of street trees shall occur in compliance with the City of Santa Fe Springs Municipal Code Chapters 96.130 through 96.140, also known as the “Tree Ordinance”.</p>	<p>In Construction Plans and Specifications. Prior to the issuance of Building Permits.</p>	<p>City of Santa Fe Springs Building Department</p>	
<p>Mitigation Measure BIO-1: Migratory Bird Treaty Act. Prior to commencement of grading activities, the City Building Department, shall verify that in the event that vegetation and tree removal activities occur within the active breeding season for birds (February 1–September 15), the project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities.</p> <p>The nesting survey shall include the project site and areas immediately adjacent to the site that could potentially be affected by project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 feet for raptors and 300 feet for non-raptors [subject to the recommendations of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p>	<p>In Construction Plans and Specifications. Prior to issuance of Grading or Demolition Permits.</p>	<p>City of Santa Fe Springs Building Department</p>	
CULTURAL RESOURCES			
<p>PPP CUL-1: Human Remains. Should human remains be discovered during project construction, the project will be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.</p>	<p>In Construction Plans and Specifications. Prior to the issuance of Grading Permits. Ongoing during Construction Activities.</p>	<p>City of Santa Fe Springs Building Department</p>	

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<p>Mitigation Measure CUL-1: Inadvertent Discoveries. Prior to the issuance of any permits ground-disturbing activities that cause excavation of soils (including as grading, excavation, and trenching), the City of Santa Fe Springs shall ensure that all project grading and construction plans and specifications shall state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a “unique archaeological resource,” as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). If the discovered resource(s) appears Native American in origin, a Native American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult on appropriate treatment and curation of these resources.</p>	<p>In Construction Plans and Specifications. Prior to the issuance of Grading Permits. Ongoing during Construction Activities.</p>	<p>City of Santa Fe Springs Building Department</p>	
ENERGY			
<p>PPP ENG-1: CalGreen Compliance. The project is required to comply with the CalGreen Building Code as included in the City’s Municipal Code (Chapter 150.001) to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.</p>	<p>In Construction Plans and Specifications. Prior to the issuance of Building Permits.</p>	<p>City of Santa Fe Springs Building Department</p>	
GEOLOGY AND SOILS			
<p>PPP GEO-1: California Building Code. The project is required to comply with the California Building Code as included in the City’s Municipal Code Section 150.001 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the project are required to be incorporated into grading plans and specifications as a condition of project approval.</p>	<p>In Construction Plans and Specifications. Prior to the issuance of Building Permits.</p>	<p>City of Santa Fe Springs Building Department</p>	
<p>PPP WQ-1: SWPPP. Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) in accordance with the City’s Municipal Code Chapter 52 Stormwater Management and Discharge Control and the Los Angeles County RWQCB NPDES Storm Water Permit Order No. R4-2012- 0175. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other NPDES regulations to limit the potential of erosion and polluted runoff during</p>	<p>In Construction Plans and Specifications. Prior to the issuance of Grading Permits.</p>	<p>City of Santa Fe Springs Building Department</p>	

Standard Condition/ Plan, Program, Policy/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Santa Fe Springs staff or its designee to confirm compliance.			
Mitigation Measure PAL-1: Paleontological Resources. Prior to issuance of a grading permit, the City of Santa Fe Springs Building Department shall verify that all project grading and construction plans and specifications state that in the event that potential paleontological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified paleontologist (i.e., a practicing paleontologist that is recognized in the paleontological community and is proficient in vertebrate paleontology) from the City or County List of Qualified Paleontologists has evaluated the find in accordance with federal and state regulations. Construction personnel shall not collect or move any paleontological materials and associated materials. If any fossil remains are discovered, the paleontologist shall make a recommendation if monitoring shall be required for the continuance of earth moving activities.	In Construction Plans and Specifications. Prior to the issuance of Grading Permits.	City of Santa Fe Springs Building Department	
GREENHOUSE GAS EMISSIONS			
PPP E-1: CalGreen Compliance. As listed above in Energy.	In Construction Plans and Specifications. Prior to the issuance of Building Permits.	City of Santa Fe Springs Building Department	
HAZARDS AND HAZARDOUS MATERIALS			
PPP HAZ-1: Municipal Code Section 117.131, Methane Gas. Pursuant to Municipal Code Section 117.131, the project is located in a methane zone and shall install methane gas mitigation systems for the new buildings (e.g. ventilation system or a passive barrier system) and quarterly methane gas monitoring shall be conducted for one year. If concentrations are below 25 percent of the Lower Explosive Limit (LEL) (i.e. 1.25 percent by volume of air or 12,500 ppm/v), during the first year, the system shall be required to be monitored on an annual basis.	In Construction Plans and Specifications. Prior to the issuance of Building Permits.	City of Santa Fe Springs Building Department	
PPP HAZ-2: SCAQMD Rule 1403, Asbestos. Prior to issuance of demolition permits, the project applicant shall submit verification to the City Building Department that an asbestos survey has been conducted at all existing buildings located on the project site. If asbestos is found, the project applicant shall follow all procedural requirements and regulations of South Coast Air Quality Management District Rule 1403. Rule 1403 regulations require that the following actions be taken: notification of SCAQMD prior to construction activity, asbestos removal	In Construction Plans and Specifications. Prior to the issuance of Demolition Permits.	City of Santa Fe Springs Building Department	

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in accordance with prescribed procedures, placement of collected asbestos in leak-tight containers or wrapping, and proper disposal.			
<p>PPP HAZ-3: Lead Based Paint. Prior to issuance of demolition permits, the project applicant shall submit verification to the City Building Department that a lead-based paint survey has been conducted at all existing buildings located on the project site. If lead-based paint is found, the project applicant shall follow all procedural requirements and regulations for proper removal and disposal of the lead-based paint. Cal-OSHA has established limits of exposure to lead contained in dusts and fumes. Specifically, CCR Title 8, Section 1532.1 provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead.</p>	In Construction Plans and Specifications. Prior to the issuance of Demolition Permits	City of Santa Fe Springs Building Department	
HYDROLOGY AND WATER QUALITY			
<p>PPP WQ-1: Stormwater Pollution Prevention Plan. Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a Qualified SWPPP Developer (QSD) in accordance with the City’s Municipal Code Chapter 52 and the Los Angeles Regional Water Quality Control Board National Pollution Discharge Elimination System (NPDES) Storm Water Permit Order No. R4-2012-0175 (MS4 Permit). The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other NPDES regulations to limit the potential of erosion and polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by the City of Santa Fe Springs’ staff to confirm compliance.</p>	In Construction Plans and Specifications. Prior to the issuance of Grading and Demolition Permits.	City of Santa Fe Springs Building Department	
<p>PPP WQ-2: Water Quality Management Plan. Prior to grading permit issuance, the project applicant shall have a Water Quality Management Plan (WQMP) approved by the City for implementation. The project shall comply with the City’s Municipal Chapter 52 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the project.</p>	In Construction Plans and Specifications. Prior to the issuance of Grading Permits.	City of Santa Fe Springs Building Department	
NOISE			
<p>PPP NOI-1: Construction Hours. Per Municipal Code Section 155.424, it shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick,</p>	In Construction Plans and Specifications. Prior to the issuance of Demolition, Grading, and Building Permits. Ongoing during Construction Activities.	City of Santa Fe Springs Building Department	

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power hoist, or any other construction type device between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next.			
Mitigation Measure NOI-1: Noise Barriers. Project plans and specifications shall ensure that along with 6-foot-high CMU walls along the south and east sides of the project site, development of the project includes a 3.5-foot-high solid noise barrier on the second-floor balconies of units 3, 8, and 18 to shield noise from operation of the rail line. The balcony noise barriers shall be solid, free of cut-outs or openings, and shall be constructed of a minimum 3/8-inch-thick glass (tempered or laminate), 3/4-inch wood, plaster, or stucco. The construction of the noise barriers identified herein, shall be completed and verified by the City's Building and Safety Division prior to provision of occupancy permits.	In Construction Plans and Specifications. Prior to provision of Occupancy Permits.	City of Santa Fe Springs Building Department	
Mitigation Measure NOI-2: Construction Vibration. Project plans and specifications shall include the requirement that that operation of any large bulldozers that is powered by a greater than 150 horsepower engine be restricted from operating within 20 feet of any offsite residence. Construction plans and permits shall specify that the project shall utilize a small bulldozer (i.e., D1, D2, or D3 dozers) or other type of equipment that is less than 150 horsepower to perform construction activities within 20 feet of any offsite residence.	In Construction Plans and Specifications. Prior to provision of Occupancy Permits.	City of Santa Fe Springs Building Department	
PUBLIC SERVICES			
PPP PS-1: School Fees. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the applicable school districts related to the funding of school facilities pursuant to Government Code Section 65995 et seq.	In Construction Plans and Specifications. Prior to the issuance of Building Permits.	City of Santa Fe Springs Building Department	
TRIBAL CULTURAL RESOURCES			
PPP CUL-1: Human Remains. As listed above in <i>Cultural Resources</i> .	In Construction Plans and Specifications. Prior to the issuance of Grading Permits. Ongoing during Construction Activities.	City of Santa Fe Springs Building Department	
Mitigation Measure CUL-1: Inadvertent Discoveries. Listed previously in Section 5, Cultural Resources.	In Construction Plans and Specifications. Prior to the issuance of Grading Permits. Ongoing during Construction Activities.	City of Santa Fe Springs Building Department	

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<p>Mitigation Measure TCR-1: Native American Monitor. Prior to the issuance of any permits for initial site clearing (such as pavement removal) or issuance of permits allowing ground-disturbing activities that cause excavation of soils (including boring, grading, excavation, drilling, potholing or auguring, and trenching), the City of Santa Fe Springs shall ensure that the project applicant/developer has retained qualified Native American Monitor(s) to be present during construction-related ground disturbance activities. The monitor(s) shall be approved by the tribal representatives of the Gabrieleño Band of Mission Indians - Kizh Nation and be present on-site during construction that involves ground disturbing activities identified herein. The Native American monitor(s) shall be responsible for the following activities during the monitoring, as appropriate:</p> <ul style="list-style-type: none"> • Complete monitoring logs on a daily basis, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. • The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the tribal representatives and monitor have indicated that the site has a low potential for tribal cultural resources. • Upon discovery, the tribal and/or archaeological monitor/consultant/consultant shall immediately divert work a minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) shall then notify the tribe, the qualified lead archaeologist, and the construction manager who shall call the coroner. • Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC, as mandated by state law, who will then appoint a Most Likely Descendent (MLD). • If the Gabrieleño Band of Mission Indians - Kizh Nation is designated MLD, the following treatment measures shall be implemented. • Prior to the continuation of ground-disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. 	<p>In Construction Plans and Specifications. Prior to the issuance of Demolition and Grading Permits. Ongoing during Construction Activities.</p>	<p>City of Santa Fe Springs Building Department</p>	

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<ul style="list-style-type: none"> In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that the burials will be removed. The tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the tribe, documentation shall be taken that includes, at a minimum, detailed descriptive notes and sketches. Additional types of documentation shall be approved by the tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project Site but at a location agreed upon between the tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. 			
UTILITIES AND SERVICE SYSTEMS			
<p>PPP UT-1: Solid Waste. As required by Municipal Code Chapter 50.64, Section 5.408.1 of the 2016 California Green Building Standards Code, and AB 341 the project shall implement a Waste Management Plan to ensure that the construction and operational diversion requirements would be met.</p>	<p>In Construction Plans and Specifications. Prior to the issuance of Building Permits.</p>	<p>City of Santa Fe Springs Building Department</p>	