

**Mitigation Monitoring and Reporting Program
for the
2129 N. Main Street Hampton Hotel
Initial Study/Mitigated Negative Declaration
City of Santa Ana, Orange County, California**

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Table 1: 2129 N. Main Street Hampton Hotel Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
4. Biological Resources					
<p>MM BIO-1: Construction during Breeding Season and Pre-construction Breeding Bird Surveys To ensure compliance with the Migratory Bird Treaty Act and the California Fish and Game Code, and to avoid and reduce direct and indirect impacts on migratory non-game breeding birds, and their nests, young, and eggs to less than significant levels, the following measures shall be implemented.</p> <ul style="list-style-type: none"> • Project activities that would remove or disturb potential nest sites shall be scheduled outside the breeding bird season, if feasible. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions. Removing all physical features that could potentially serve as nest sites outside of the breeding bird season will help to prevent birds from nesting within the project site during the breeding season and during construction activities. • If project activities that would remove or disturb potential nest sites cannot be avoided during February 15 through September 15, a qualified biologist shall conduct a pre-construction clearance and nesting bird survey to search for all potential nesting areas, breeding birds, and active nests or nest sites within the limits of project disturbance up to seven days prior to mobilization, staging and other disturbances. The survey shall end no more than three days prior to vegetation, substrate, and structure removal and/or disturbance. • If no breeding birds or active nests are observed during the pre-construction survey, or if they are observed and would not be disturbed, then project activities may begin and no further mitigation would be required. 	Confirm compliance with the Migratory Bird Treaty Act and California Fish and Game Code through implementation of mitigation measures.	Ongoing			

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<ul style="list-style-type: none"> If an active bird nest is located during the pre-construction survey and potentially would be disturbed, a no-activity buffer zone shall be delineated on maps and marked (by flagging or other means) up to 500 feet for special-status avian species and raptors, or 75 feet for non-special status avian species. The limits of the buffer shall be demarcated so as to not provide a specific indicator of the location of the nest to predators or people. Materials used to demarcate the nests shall be removed as soon as work is complete or the fledglings have left the nest. The biologist shall determine the appropriate size of the buffer zone based on the type of activities planned near the nest and the bird species, because some bird species are more tolerant than others to noise and other disturbances. Buffer zones shall not be disturbed until a qualified biologist determines that the nest is inactive. Additionally, the area shall not be disturbed until either the young have fledged; the young are no longer being fed by the parents; the young have left the area; or the young would no longer be impacted by project activities. Birds or their active nests shall not be disturbed, captured, handled or moved. Inactive nests may be moved by a qualified biologist, if necessary, to avoid disturbance by project activities. 					
5. Cultural and Tribal Cultural Resources					
<p>MM CUL-1: Melton House Move The project proponents shall retain the services of a qualified architectural historian (as defined by the Secretary of the Interior’s Professional Guidelines) with a minimum of 10 years experience, or a qualified historic architect (as defined by the Secretary of the Interior’s Professional Guidelines) to review</p>	Verify consultation of Melton House move.	Prior to project construction	Historic architect or architectural historian who meets the Secretary of the Interior’s Standards for		

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and approve the proposed plans for the removal, and relocation of the Melton House under the guidelines as presented in <i>Moving Historic Buildings</i> by John Obed Curtis, Technical Preservation Service Division, U.S. Department of Interior; 1979.			Professionals, and has at least 10 years experience.		
<p>MM CUL-2: Melton House Documentation</p> <p>The project proponents shall retain the services of a professional photographer to capture digital photographs of the interior and exterior of the Melton House, and the streetscapes of North Bush Street and North Main Street, to create a record of the building’s current condition, the current cityscape setting/location/feeling of the area from which the building is being removed, and where it will be relocated. Photographs will be printed in color as 5” by 7”, and a shot-sheet of the location of where the individual photographs were captured will be prepared. A minimum of three hard and digital copies of the photographic record will be created, with one copy contributed to each of the following: the Orange County Archives, Orange County Historical Society, and City of Santa Ana Library - Local History Room.</p>	Verify photo documentation of Melton house.	Prior to project construction.	Historic architect or architectural historian who meets the Secretary of the Interior’s Standards for Professionals, and has at least 10 years experience.		
<p>MM CUL-3: Melton House Setting</p> <p>Relocation of the Melton house will maintain the integrity and architectural significance of the resource through the use of the Secretary of Interior’s Standards for Rehabilitation. Selection of a new site for the Melton House requires planning in advance of the move to create a setting as much like the original Bush Street setting as possible. The selection of a new setting shall comply with the Secretary of the Interior’s Standards for Rehabilitation, including, but not limited to:</p> <ul style="list-style-type: none"> • A property will be used as it was historically or be given a 	Verify project plans for the Melton House.	Prior to project construction.	Historic architect or architectural historian who meets the Secretary of the Interior’s Standards for Professionals, and has at least 10 years experience.		

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<p>new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.</p> <ul style="list-style-type: none"> • The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. • Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. • Changes to a property that have acquired historic significance in their own right will be retained and preserved. • Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. • Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. • Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. • Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. • New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. 					

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<p>The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p> <ul style="list-style-type: none"> • New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. 					
<p>MM CUL-4: Melton House and MacFarlane House Rehabilitation Rehabilitation of each building shall comply with the Secretary of the Interior’s Standards for Rehabilitation to preserve the aspects of integrity of each building so that each may continue to convey its historic significance, including, but not limited to:</p> <ul style="list-style-type: none"> • A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. • The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. • Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. • Changes to a property that have acquired historic significance in their own right will be retained and preserved. • Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. 	Verify rehabilitation plans for the Melton House.	Prior to project construction.	Historic architect or architectural historian who meets the Secretary of the Interior’s Standards for Professionals, and has at least 10 years experience.		

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<ul style="list-style-type: none"> Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. 					
8. Hazards and Hazardous Materials					
<p>MM HAZ-1: Soil Management Plan A soil management plan shall be implemented for the subject property prior to site redevelopment activities to address any possible residual soil contamination from the former on-site gasoline underground storage tank, piping, and pump dispenser historically located at 2115 North Main Street.</p>	Confirm preparation of a soil management plan.	Prior to site redevelopment activities	City of Santa Ana		

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<p>MM HAZ-2: Septic Systems Removal If on-site septic systems are identified during redevelopment activities of the subject property, the septic systems shall be properly closed and removed following current regulatory procedures and guidelines.</p>	<p>Verify if any septic systems were identified, confirm they were properly closed and removed.</p>	<p>During project construction</p>	<p>City of Santa Ana</p>		
<p>MM HAZ-3: Asbestos-containing Materials Survey The Asbestos-Containing Materials Survey for the site at 2119 North Main Street (Appendix G) found two instances of asbestos. The removal of all asbestos-containing materials shall be done by properly licensed abatement contractors. An Asbestos-containing Materials Survey shall be conducted for the site at 2058 North Bush Street prior to any redevelopment or construction activities. If asbestos is found, the removal of all asbestos-containing materials shall be done by properly licensed abatement contractors. Removal of the structures will comply with applicable laws and regulations including California Air Resources Board’s (ARB’s) Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations to avoid releasing asbestos emissions during demolition, hauling, and disposal, as well as SCAQMD Rule 1403, Asbestos Emissions from Demolition/Renovation Activities. Compliance with ARB’s Asbestos ATCM and SCAQMD Rule 1403 would ensure all necessary BMPs are implemented to minimize all asbestos emissions and avoid exposing receptors to substantial asbestos emissions.</p>	<p>Confirm preparation of a comprehensive asbestos survey for 2058 North Bush Street site. Confirm removal of asbestos by properly licensed abatement contractors.</p>	<p>Prior to any renovation or demolition activities</p>	<p>City of Santa Ana</p>		
<p>MM HAZ-4: Lead-based Paint Survey The Lead-based Paint Survey for the site at 2119 North Main Street (Appendix G) found multiple instances of lead-based paint. The removal of all lead-based paint shall be conducted in accordance with the recommendations of the report.</p>	<p>Confirm preparation of a comprehensive lead-based paint survey at 2058 North Bush Street site.</p>	<p>Prior to any renovation or demolition activities</p>	<p>City of Santa Ana</p>		

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A Lead-based Paint Survey shall be conducted for the site at 2058 North Bush Street prior to any renovation or construction activities. If lead-based paint is found, the removal of all lead-based paint shall be done in accordance with the recommendations of the report.					
12. Noise					
<p>MM NOI-1: Construction operations must adhere to the City’s Noise Ordinance (Section 18-314). The following mitigation measures are required:</p> <ul style="list-style-type: none"> • Construction shall not occur during the hours of 8:00 p.m. and 7:00 a.m. • Stationary construction noise sources such as generators or pumps should be located at least 100 feet from sensitive land uses, or as feasible. • Construction staging areas should be located as far from noise sensitive land uses as feasible. • During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices. • Idling equipment shall be turned off when not in use. • Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. 	Verify compliance with the City’s Noise Ordinance.	During project construction	City of Santa Ana		
<p>MM NOI-2: The project site will require a “windows closed” condition and STC-32 to STC-39 (or higher) windows (as indicated in Table 12). To ensure proper sound isolation, the following is required:</p> <ul style="list-style-type: none"> • The project shall require up to 36 dBA of exterior-to-interior noise reduction for the building shell design. STC ratings are provided to achieve the desired target range. • A mechanical ventilation system (as detailed further in MM NOI-3) shall be installed to allow windows to remain closed 	Confirm building shell design reduces exterior-to-interior noise by up to 36dBA. Confirm a mechanical ventilation system has been installed.	Prior to final project approvals	City of Santa Ana		

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at the patron’s option (as the interior noise standards would not be met with open windows).					
<p>MM NOI-3: To prevent sleep disturbance to patrons of the hotel from operation of proposed exterior HVAC systems and to not expose patrons to freeway noise that could result from ventilation access openings in the façade, the following is required:</p> <ul style="list-style-type: none"> • A VRF or similar HVAC system shall be installed so that the building facade will not be acoustically compromised. A VRF or similar system shall be installed on neoprene isolators, at minimum; however, spring isolators are preferable to avoid potential HVAC equipment noise transfer through the roof assembly. This measure would ensure that noise impacts from operation of mechanical ventilation equipment are reduced to meet the City’s interior noise level standards. 	Confirm a VRF or similar HVAC system has been installed.	Prior to final project approvals	City of Santa Ana		
16. Transportation/Traffic					
MM TRANS-1: The project shall construct the on-site circulation system per the detailed site plan and continue to provide one full access driveway onto North Main Street as well as one full access driveway onto Bush Street (emergency only access).	Inspect and confirm circulation system consistency with site plan and inspect project access points.	Prior to final project approvals	City of Santa Ana		
MM TRANS-2: The project shall complete any remaining half-section street improvements for Main Street adjacent to the project site.	Inspect and confirm street improvements for Main Street adjacent to the project site.	Prior to final project approvals	City of Santa Ana		