

MITIGATION MONITORING AND REPORTING PROGRAM FOR THE METRO EAST MIXED-USE OVERLAY DISTRICT EXPANSION AND ELAN DEVELOPMENT PROJECTS

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Mitigation Monitoring and Reporting Program

Introduction

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring and reporting program (MMRP) when approving or carrying out a project when an environmental impact report (EIR) identifies measures to reduce potential adverse environmental impacts to less-than-significant levels. An EIR has been prepared for the project that addresses the potential environmental impacts, and, where appropriate, recommends measures to mitigate these impacts. As such, an MMRP is required to ensure that the adopted mitigation measures are implemented successfully. As lead agency for the proposed project, the City of Santa Ana (City) is responsible for adoption and oversight of the MMRP. This document plan lists each mitigation measure, describes the methods for implementation and verification, and identifies the responsible party or parties.

Project Overview

The City is proposing to expand the boundaries of the existing approximately 200-acre Metro East Mixed Use (MEMU) Overlay Zone by an additional 33.52 acres, while maintaining the potential development capacity in place. Additionally, the City is considering an application within the expanded MEMU boundaries for the development of a mixed-use project featuring 603 residential apartments and approximately 8,500 square feet (sf) of commercial space on the old Elks Club site at the corner of Lyon and First Street (Elan Project). The MEMU Overlay zoning document would also be updated to refine development standards and allowable land uses. Together these proposals constitute the “proposed project.” The City actions required to approve the proposed project include the following:

- Certify the SEIR and adopt the Mitigation Monitoring and Reporting Program.
- Approve the General Plan Amendment.
- Approve the Zone Change.

Monitoring and Reporting Procedures

The MMRP for the proposed project will be in place through all phases of the project, including design, construction, and operation. The City will be responsible for administering the MMRP and ensuring that all parties comply with its provisions. The City may delegate monitoring activities to staff, consultants, or contractors. The City will also ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to rectify problems.

Mitigation Monitoring and Reporting Program Implementation

Due to the program- and project-level components of this SEIR, the MMRP has been divided into two parts to address each component separately. The mitigation measures that pertain to implementation of the MEMU Overlay District Expansion and their methods of implementation are listed in Table 1. The mitigation measures, which include several mitigation measures from the program-level component, that pertain to the Elan Development Project are listed in Table 2. Certain inspections and reports may require preparation by qualified individuals, and these are specified as needed. The timing and method of verification for each measure are also specified.

It should also be noted that where applicable, mitigation measures from the 2007 Final MEMU EIR were carried forward into this SEIR, and, for some impacts, new mitigation measures were developed (highlighted gray in the tables below). Mitigation measures carried forward from the 2007 Final MEMU EIR maintained their original numbering and naming convention from the MEMU EIR and begin with “MM-OZ” in this MMRP.

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Table 1. Mitigation Monitoring and Reporting Program for the Metro East Mixed-Use Overlay District Expansion

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
AIR QUALITY				
MM-OZ 4.2-2	The developer shall require by contract specifications that all diesel-powered equipment used would be retrofitted with after-treatment products (e.g., engine catalysts and other technologies available at the time construction commences) when construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction
MM-OZ 4.2-3	The developer shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site would use low-NOx diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California Air Resources Board diesel) in the South Coast Air Basin at the time construction activities commence. This requirement shall not apply to diesel-powered trucks traveling to and from the project site. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction
MM-OZ 4.2-4	The developer shall require by contract specifications that alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) would be utilized to the extent feasible in the South Coast Air Basin at the time construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-OZ 4.2-5	The developer shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer’s specification for the duration of construction. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction
MM-OZ 4.2-6	The developer shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction
MM-OZ 4.2-7	The developer shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction
MM-OZ 4.2-8	The developer shall require by contract specifications that construction parking be configured to minimize traffic interference during the construction period and, therefore, reduce idling of traffic. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency/Public Works	Project applicant	Prior to construction
MM-OZ 4.2-9	The developer shall require by contract specifications that temporary traffic controls are provided, such as a flag person, during all phases of construction to maintain smooth traffic flow. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency/Public Works	Project applicant	Prior to construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-OZ 4.2-10	The developer shall require by contract specifications that construction activities that affect traffic flow on the arterial system be scheduled to off-peak hours (10:00 A.M. to 4:00 P.M.). Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency/Public Works	Project applicant	Prior to construction
MM-OZ 4.2-11	The developer shall require by contract specifications that dedicated on-site and off-site left-turn lanes on truck hauling routes be utilized for movement of construction trucks and equipment on site and off site to the extent feasible during construction activities. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency/Public Works	Project applicant	Prior to construction
MM-OZ 4.2-12	Upon issuance of building or grading permits, whichever is issued earliest, notification shall be mailed to owners and occupants of all developed land uses within ¼ mile of the Overlay Zone and the individual projects within the Overlay Zone providing a schedule for major construction activities that will occur through the duration of the construction period. In addition, the notification will include the identification and contact number for a community liaison and designated construction manager that would be available on site to monitor construction activities. The construction manager shall be responsible for complying with all project requirements related to PM10 generation. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contract information for the community liaison and construction manager will be located at the construction office, City Hall, the police department, and a sign on site.	Planning and Building Agency	Project applicant	Upon issuance of building or grading permits

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-OZ 4.2-13	<p>As required by South Coast Air Quality Management District Rule 403–Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include:</p> <ul style="list-style-type: none"> • Limiting the amount of area disturbed during site grading to 10 acres per day • Application of soil stabilizers to inactive construction areas • Quick replacement of ground cover in disturbed areas • Watering of exposed surfaces three times daily • Watering of all unpaved haul roads three times daily • Covering all stock piles with tarp • Reduction of vehicle speed on unpaved roads • Post signs on site, limiting traffic to 15 miles per hour or less • Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads • Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas • Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip 	Planning and Building Agency	Project applicant	During grading, construction and project implementation
MM-OZ 4.2-14	The developer shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 100 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-OZ 4.2-15	The developer shall require by contract specifications that materials that do not require painting be used during construction to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction
MM-OZ 4.2-16	The developer shall require by contract specifications that pre-painted construction materials be used to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction
MM AQ-1	All applicants proposing development of projects within the MEMU Overlay Zone and expansion area shall require their contractors, as a condition of contract, to further reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall operate on an EPA-approved Tier 4 or newer engine. Exemptions can be made for specialized equipment where Tier 4 engines are not commercially available within 200 miles of the MEMEU Overlay Zone and expansion area. The construction contract must identify these pieces of equipment, document their unavailability, and ensure that they operate on no less than an EPA-approved Tier 3 engine.	Planning and Building Agency	Project applicant	Prior to construction
MM-AQ-2	All applicants proposing development of projects within the MEMU Overlay Zone and expansion area shall require their contractors, as a condition of contract, to use diesel trucks that have 2010 model year or newer engines. In the event that 2010 model year or newer diesel trucks cannot be obtained, the contractor must provide documentation to the City showing that a good faith effort to locate such engines was conducted. If the lead agency determines that 2010 model year diesel trucks are not feasible, supported by substantial evidence in the record, then the lead agency shall require the use of trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum.	Planning and Building Agency	Project applicant	Prior to construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-AQ-3	All applicants proposing development of projects within the MEMU Overlay Zone and expansion area shall require their contractors, as a condition of contract, to reduce construction-related fugitive VOC emissions by ensuring that low-VOC coatings that have a VOC content of 10 grams/liter (g/L) or less are used during construction. The project applicant will submit evidence of the use of low-VOC coatings to SCAQMD prior to the start of construction.	Planning and Building Agency	Project applicant	Prior to construction
CULTURAL RESOURCES				
MM-OZ 4.4-1	The City of Santa Ana shall require as part of the environmental review of development projects within the Overlay Zone Expansion Area that impacts to potentially significant historical resources be considered. If any existing structures on a proposed development site are at or approaching 50 or more years of age at the time of CEQA review, the City shall retain the services of a qualified architectural historian to conduct a field survey of the structure in question and technical study to determine its potential historical significance and develop mitigation measures as necessary.	Planning and Building Agency	Project applicant	During environmental review of future projects
MM-OZ 4.4-2	Due to the lack of cultural resource studies for the Overlay Zone Expansion Area, and in order to avoid damaging any unidentified cultural resources, a qualified archaeologist would be retained to monitor any significant ground-disturbing activities in undeveloped areas within the Expansion Area, and any deep (10" or deeper) ground-disturbing activities in all areas of the Expansion Area.	Planning and Building Agency	Project applicant	During construction
MM-OZ 4.4-3	In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.	Planning and Building Agency	Project applicant	During construction
MM-OZ 4.4-5	If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section	Planning and Building Agency/NAHC	Project applicant	During construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-CUL-1	<p>5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains.</p> <p>A qualified paleontologist shall review the paleontological records search prepared by the Vertebrate Paleontology Section of the Los Angeles County Natural History Museum for the Elan Project. For proposed projects in the MEMU Overlay Zone expansion area, a paleontological records search from the Los Angeles County Natural History Museum shall be required if a proposed project would involve grading or excavation that could disturb older Quaternary sediments with high paleontological resource sensitivity below the uppermost few feet of younger Quaternary surface sediments. For any such project within the MEMU Overlay Zone expansion area, a qualified paleontologist shall review the paleontological records search. To ensure recovery of fossil remains before they are lost or destroyed, the following additional measures shall be implemented for the Elan Project and for any projects within the MEMU Overlay Zone Expansion Area that have potential to disturb sediments with high paleontological sensitivity below the uppermost few feet of surface sediments:</p> <ul style="list-style-type: none"> • All construction activities with potential to disturb sediments below the uppermost few feet of surface sediments shall be monitored by an Orange County-certified professional paleontologist (qualified paleontologist). • A qualified paleontologist shall attend preconstruction meetings to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. All construction personnel shall receive training provided by a qualified paleontologist experienced in teaching non-specialists to ensure that they can recognize fossil materials in the event any are discovered during construction. • A qualified paleontologist shall conduct onsite paleontological monitoring of all grading and excavation activities with 	<p>Planning and Building Agency/ Qualified Paleontologist</p>	<p>Project applicant</p>	<p>Prior to construction and during construction</p>

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<p>potential to disturb paleontologically sensitive sediments below the uppermost few feet of surface sediments. Monitoring shall include inspection of exposed surfaces and microscopic examination of matrix to determine if fossils are present. The monitor shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. Cooperation and assistance from onsite personnel will greatly assist timely resumption of work in the area of the fossil discovery.</p> <ul style="list-style-type: none"> • If fossil remains are discovered during project-related construction, activities in the vicinity of the find shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and a qualified professional paleontologist can recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The City shall be responsible for ensuring that recommendations regarding treatment and reporting are implemented. The work shall be conducted in conformance with the Orange County guidelines as defined in Eisentraut and Cooper (2002) and meet the requirements for recovery, salvage, laboratory preparation, preparation to the point of taxonomic identification, transferal, and preparation and submittal. • Fossil remains collected during the monitoring and salvage portion of the program shall be cleaned, repaired, sorted, and catalogued. • Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections. • A final data recovery report shall be completed that outlines the results of the monitoring program. This report will include 			

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.			
GREENHOUSE GAS EMISSIONS				
MM-GHG-1	<p>The following improvements should be implemented to encourage cycling within the planning area:</p> <ul style="list-style-type: none"> Projects should be within at least 0.5 mile of an existing/planned Class I or Class II bike lane and include a network that provides connection to existing off-site facilities. Bicycle routes should also connect to all streets contiguous with the project site; the route should have minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet should have Class II bicycle lanes on both sides. Bike parking should be provided at nonresidential projects (one bike rack space per 20 vehicle/employee parking spaces) and multi-unit residential projects (one long-term bicycle parking space for each unit without a garage). Long-term facilities should be provided at multi-unit residential developments and consist of a bicycle locker, locked room with standard racks, or a standard rack location that is staffed or monitored. Non-residential projects should provide “end-of-trip” facilities, including showers, lockers, and changing spaces. Bike-share infrastructure installation. 	Planning and Building Agency	Project applicant	During environmental review of future projects
MM-GHG-2	<p>The following improvements will be implemented, when feasible, to achieve more energy-efficient operations within the planning area:</p> <ul style="list-style-type: none"> Projects should exceed Title 24 requirements by at least 20 percent. Projects will, to the extent feasible, incorporate on-site renewable energy systems, including solar, wind, geothermal, low-impact hydro, and biomass and bio-gas strategies. Projects will incorporate water and energy saving measures into the project design, including, but not limited to, the following: 	Planning and Building Agency	Project applicant	During project design and construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<ul style="list-style-type: none"> ○ Installation of low-water-use appliances, ○ Use of only natural gas or electric stoves, ○ Installation of EnergyStar-labeled roof materials, ○ Installation of highly reflective cool roofing materials, ○ Installation of electrical outlets at exterior areas, ○ Use of energy-efficient appliances (e.g., EnergyStar), ○ Installation of shading mechanisms for windows, patios, and walkways, and ○ Installation of programmable thermostats. ● Projects will “weatherize” any existing structures to achieve energy savings. Weatherization strategies can include sealing air ducts, insulating, glazing windows, and tuning up or replacing air-conditioning and heating equipment. 			
MM-GHG-3	Where feasible, SCE-owned streetlights within the planning area will be purchased by the City, and the high-pressure sodium fixtures will be replaced with LED fixtures. Those streetlights within the planning area that are currently owned by the City will also be replaced with LED fixtures.	Planning and Building Agency/ Public Works	Project applicant/ Public Works	During environmental review of future projects
MM-GHG-4	Where feasible and applicable, projects within the planning area will incorporate rain barrels and rainwater re-use practices into project design.	Planning and Building Agency	Project applicant	During project design and construction
MM-GHG-5	<p>The following measures should be implemented to reduce water use and electricity associated with water-intensive plants:</p> <ul style="list-style-type: none"> ● Drought-resistant native plants, as well as plants with low emissions and high carbon sequestration potential, should substitute landscaping with turf grass and other water-intensive vegetation. ● Vegetable gardens, bunch grass, and low-water landscaping should be encouraged for development within the planning area. 	Planning and Building Agency	Project applicant	During project design and construction
MM-GHG-6	The following measures would be implemented by future development projects in the MEMU Overlay Zone to the extent practicable to improve pedestrian safety and encourage walking to and from the project area:	Planning and Building Agency	Project applicant	During environmental review of future projects

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<ul style="list-style-type: none"> Projects shall provide a pedestrian access network that links all internal uses to all existing/planned external streets and pedestrian facilities contiguous with the project site, where applicable. The route connecting internal and external networks should have minimal conflict with parking and circulation facilities. All internal and adjacent sidewalks associated with a project should be a minimum of 5 feet wide, with vertical curbs, where applicable. Where feasible, pedestrian barriers should be minimized using grade separation, wider sidewalks, and traffic calming. In addition, physical barriers such as walls, landscaping, and slopes between facilities that impede pedestrian movement should be avoided. 			
HAZARDS AND HAZARDOUS MATERIALS				
MM-OZ 4.6-2	<p>Prior to the issuance of grading permits on any project site, the developer(s) shall:</p> <ul style="list-style-type: none"> Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous materials contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found, the report shall characterize the site according to the nature and extent of contamination that is present before development activities proceed at that site. If contamination is determined to be onsite, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project. If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk 	Planning and Building Agency	Project applicant	Prior to issuance of grading permits

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	to below applicable standards and shall be completed prior to issuance of any occupancy permits.			
MM-OZ 4.6-3	In the event that previously unknown or unidentified soil and/or groundwater contamination that could be present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, A Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Santa Ana Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.	Planning and Building Agency	Project applicant	During construction
MM-OZ 4.6-5	Prior to initiation of construction activities, any development within the Overlay Zone shall have a completed traffic control plan, prepared by the developer that will be implemented during construction activities. This may include, but is not limited to, the maintenance of at least one unobstructed lane in both directions on surrounding roadways. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e. flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer should provide appropriate signage indicating alternative routes.	Public Works	Project applicant	Prior to/during construction
MM-OZ 4.6-6	The City Planning Department shall consult with the Santa Ana Police Department and the Santa Ana Fire Department to disclose temporary closures and alternative travel routes in order to ensure	Planning and Building Agency/Police	Planning and Building Agency	Prior to/during construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	adequate access for emergency vehicles when construction of future projects would result in temporary land or roadway closures.	Dept./Fire Dept.		
MM-OZ 4.6-7	The Santa Ana Fire Department, in consultation with other applicable City Departments (e.g. Police), shall update their Emergency Preparedness Plan prior to occupancy of the first project developed under the Overlay Zone, to address potential for accidental release of hazardous materials that may be used, stored, and/or transported in association with operation of project implementation.	Fire Dept./Police Dept./Planning and Building Agency	Fire Department	Prior to occupancy of the first project developed under the Overlay Zone
HYDROLOGY AND WATER QUALITY				
MM-OZ 4.7-1	<p>In order to comply with the 2003 DAMP, future development projects in the Overlay Zone shall prepare Storm Drain Plans, Stormwater Pollution Prevention Plans (SWPPP), and Water Quality Management Plans (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, shall be submitted to the Department of Public Works for review and approval.</p> <p>(a) SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operations flows, and for nuisance flows during construction.</p> <p>(b) A WQMP shall be prepared, maintained, and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall incorporate water quality measures for all improved phases of the project.</p> <p>(c) Location of the BMPs shall not be within the public right-of-way.</p>	Public Works	Project applicant	Prior to issuance of permits

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-OZ 4.7-2	Prior to issuance of grading permits, future development projects in the Overlay Zone shall submit a Hydrology and Hydraulic Study to the Public Works Department for review and approval. If existing facilities are not adequate to handle runoff that may be generated by the proposed development, then the applicant shall propose feasible remedies to assure that adequate drainage facilities will be available prior to issuance of occupancy permits. The applicant may propose storm drain improvements to be constructed in order to meet project needs. If necessary storm drain upgrades cannot be implemented prior to issuance of occupancy permits, on site detention facilities or other methods acceptable to the City shall be included with new development projects to ensure that post-construction runoff does not exceed pre-development quantities.	Public Works	Project applicant	Prior to issuance of grading permit
NOISE				
MM-OZ 4.9-1	Construction activities shall be limited to the following general restrictions. In the event that there is a conflict between the City of Santa Ana Municipal Code and the City of Tustin Municipal Code, the more restrictive measures shall be applied: <ul style="list-style-type: none"> All construction activity within the City shall be conducted in accordance with Section 18-314(e) of the City of Santa Ana Municipal Code. All construction activity within 200 feet of the City of Tustin Border shall be conducted in accordance with Section 4617(e) of the City of Tustin Municipal Code. 	Planning and Building Agency	Project applicant	During construction
MM-OZ 4.9-2	The project applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels: <ul style="list-style-type: none"> Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 1,000 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period. 	Planning and Building Agency	Project applicant	Prior to issuance of grading permit

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<ul style="list-style-type: none"> • Ensure that construction equipment is properly muffled according to industry standards and be in good working condition. • Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. • Schedule high noise-producing activities between the hours of 8:00 A.M. and 5:00 P.M. to minimize disruption on sensitive uses. • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. • Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. <p>Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</p>			
MM-OZ 4.9-3	<p>The project applicant shall require by contract specifications that construction staging areas along with the operation of earthmoving equipment within the project area would be located as far away from vibration and noise sensitive sites as possible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</p>	Planning and Building Agency	Project applicant	Prior to issuance of grading permit

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-OZ 4.9-4	The project applicant shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.	Planning and Building Agency	Project applicant	Prior to issuance of grading permit
MM-OZ 4.9-6	Prior to issuance of building permits, building plans shall specify the STC rating of windows and doors for all residential land uses. Window and door ratings shall be sufficient to reduce the interior noise level to a CNEL of 45 dBA or less, and shall be determined by a qualified acoustical consultant as part of the final engineering design of the project.	Planning and Building Agency	Project applicant	Prior to issuance of building permits
MM-OZ 4.9-7	The developer shall provide proper shielding for all new HVAC systems used by the proposed residential and mixed use buildings to achieve an attenuation of 15 dBA at 50 feet from the equipment.	Planning and Building Agency	Project applicant	During project design and construction
MM-NOI-1	Where future residential uses would be constructed in areas exposed to noise, exterior noise control shall be provided as necessary to comply with the City’s exterior noise guideline of 65 dB CNEL, as specified in the Noise Element of the General Plan. The noise control requirements, if any, shall be determined by a qualified acoustical consultant as part of the final engineering design of the project and shall be included on the building plans prior to issuance of building permits. It is noted that exterior living space for multi-family developments may be provided as a combination of private space (patios, balconies, etc.) and common areas (playgrounds, pool areas, etc.). As a result, it may not be necessary to provide noise control at all private areas, provided sufficient common area is included within the project.	Planning and Building Agency	Project applicant	Prior to issuance of building permits
TRANSPORTATION/TRAFFIC				
MM-OZ 4.12-1	As part of the project, the City of Santa Ana and the project sponsors shall work with the transit providers to implement various transit-related measures to improve and expand bus system service within the Overlay Zone. These measures may include, but are not limited to, the following:	Public Works	Public Works	During implementation of the project

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<ul style="list-style-type: none"> • Adding bus stops to the Overlay Zone along existing and proposed roadways • Changing bus service headways to respond to increased demand • Changing bus service destinations to respond to changing demand • Adding local shuttle service for employees and patrons of the Overlay Zone <p>The details of bus service improvements shall be determined in coordination with OCTA. The following recommendations would help encourage public transit patronage for project related trips:</p> <ul style="list-style-type: none"> • Bus Stop Locations – Relocation of existing bus stops and the provision of additional bus stops should be considered to accommodate transit users at convenient locations. • Days of Operation – The City should work with OCTA to consider changes to route lines to serve nighttime and weekend project visitors and employees. • Headway – The City should work with OCTA to review route headways to determine if it would be appropriate to reduce them to accommodate transit riders within the Overlay Zone. 			
MM-OZ 4.12-2	<p>Future development within the proposed Overlay Zone shall prepare separate traffic studies specific to the individual projects that are proposed. The traffic studies for future projects shall be prepared by a qualified traffic engineer of the City’s choosing. Further, and as determined by the traffic studies, the above identified improvement measures shall be implemented as a condition of the proposed development, either through the direction construction of improvements by the project applicant or through payment of a fee, as required by the program detailed in MM-OZ 4.12-4.</p>	Public Works	Project applicant	Prior to issuance of building permits
MM-OZ 4.12-3	<p>The City of Santa Ana Planning Department, in cooperation with the Department of Public Works, shall monitor the traffic signals within the Overlay Zone Study Area once every five years to ensure that traffic signal timing is optimized.</p>	Planning and Building Agency/Public Works	Planning and Building Agency/Public Works	Ongoing

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-OZ 4.12-4	<p>The City of Santa Ana shall institute a program for systematic mitigation of impacts as development proceeds within the Overlay Zone to ensure mitigation of the individual improvements. The program shall prescribe the method of participation in the mitigation program by individual projects and guide the timely implementation of the mitigation measures. The program should include the following elements:</p> <ul style="list-style-type: none"> • A funding and improvement program should be established to identify financial resources adequate to construct all identified mitigation measures in a timely basis. • The program should allow for acquisition of entire properties including business relocation where necessary to construct mitigation measures. Funds derived from sale of surplus acquired properties should be returned to the program. • All properties that redevelop within the Overlay Zone should participate in the program on a fair share per new development trip basis. The fair share should be based upon the total cost of all identified mitigation measures, divided by the peak hour trip generation increase forecast. This rate peak hour trip should be imposed upon the incremental traffic growth for any new development within the Overlay Zone. • The program shall include resources to conduct preliminary engineering studies to complete alignment studies and project specific environmental clearances for Tustin Avenue at Seventeenth Street and at Fourth Street. • The program should raise funds from full development of the Overlay Zone to fund all identified mitigation measures. • The program should monitor phasing development of the Overlay Zone and defer or eliminate improvements if the densities permitted in the Overlay Zone are not occurring. • Program phasing should be monitored through preparation of a specific project traffic impact studies for any project that is expected to include more than 100 dwelling units or 100,000 square feet of non-residential development. Traffic impact studies should use traffic generation rates that are deemed to be most appropriate for the actual development proposed. 	Planning and Building Agency/Public Works	Planning and Building Agency/Public Works	During implementation of project

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<ul style="list-style-type: none"> • The program should initiate project development to assure timely completion of the improvements identified to be needed for the First and Cabrillo Towers project by 2010 or as soon after as practically feasible. • Properties within Santa Ana and within one-half mile of the Overlay Zone that redevelop to result in higher traffic generation should also participate in the program to insure equity. • The program should provide for full construction of projects outside of Santa Ana, if the Overlay Zone will create a traffic impacted based upon the CMP. • The program should provide fair share contribution to construction costs of other improvements outside of the Overlay Zone if they are identified in this traffic study but they are not impacted as defined by the CMP. • The fair share contribution would presume participation by other developments outside of the City of Santa Ana (generally within the City of Tustin) in proportion to traffic growth at the affected sites. • Traffic impact studies for future projects shall be prepared by a qualified traffic engineer approved or retained by the City. • The City may elect to implement appropriate mitigation measures as a condition of approval of the proposed developments, where appropriate. All or part of the costs of these improvements may be considered to be a negotiated credit toward the program, however the program must be administered in a manner that assures that it can fund necessary improvements to maintain adequate level of service at all intersections within this study. If funding of priority improvements cannot be assured, credit for construction of lower priority improvements may not be assured or may be postponed until more program funds are available. • Traffic studies for future developments within the Overlay Zone must also use trip generation rates which are specific for these projects and are approved by the City. The traffic consultant preparing traffic studies for specific projects in the 			

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	Overlay Zone must use City-approved trip generation rates specific to these projects. These studies are subject to City review.			
MM-TRA-1	<p>The following improvements shall be installed prior to 2040, as the projected facilities are forecasted to be affected. Timing and funding of these improvements shall be based on a program as outlined in mitigation measure MM-OZ 4.12-4 (and included in the original MEMU EIR).</p> <ul style="list-style-type: none"> • Standard Avenue & First Street – widen northbound approach and reconfigure to provide one left-turn lane, two through lanes, and one right-turn lane, and widen the southbound approach and reconfigure to provide one left-turn lane and one shared through and right-turn lane, along with two receiving lanes that merge back to one lane. • Grand Avenue & Santa Ana Boulevard – convert westbound shared through and right-turn lane to a right-turn only lane and include an overlap right-turn phasing by prohibiting the southbound U-turn movement. • Grand Avenue & Fourth Street – widen northbound approach to include an additional through lane and provide an additional receiving lane on the north leg of the intersection. Convert eastbound shared through and right-turn lane to a through lane and construct a right-turn lane. • Grand Avenue & First Street – widen northbound approach to provide two left-turn lanes, three through lanes, and one right-turn lane. Widen westbound approach to provide two left-turn lanes, three through lanes, and one right-turn lane by extending the current right-turn pocket and providing a westbound right-turn overlap signal phasing. • Lyon Street & First Street – widen northbound approach to provide one left-turn lane, one shared through and left-turn lane, and one right-turn lane with a right-turn signal overlap phasing and split signal phasing for the north-south approaches. Widen eastbound approach to convert the shared through and right-turn lane into a third through lane and construct a new right-turn lane. 	Planning and Building Agency/Public Works	Planning and Building Agency/Public Works	Prior to 2040

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<ul style="list-style-type: none"> • Mabury Street/Elk Lane & First Street – widen northbound approach to provide a second right-turn lane, widen the southbound approach to provide a second southbound right-turn lane, and widen the eastbound approach to construct a dedicated eastbound right-turn lane. • Elk Lane at Chestnut Avenue/Main Street – converted to a signalized intersection. • Tustin Avenue at Fourth Street – widen northbound approach to construct a dedicated northbound right-turn lane with a right-turn overlap signal phasing and prohibit the westbound U-turn movement. • SR-55 southbound ramp at Fourth Street – construct an eastbound free right-turn lane. Right-of-way is required for the construction of the eastbound free right-turn lane. This improvement is subject to the review and approval of the City of Tustin and/or Caltrans. • SR-55 northbound ramps at Irvine Boulevard – restripe eastbound approach to provide two left-turn lanes and two through lanes. This improvement is subject to the review and approval of the City of Tustin and/or Caltrans. • Yorba Street at First Street – reinstate the westbound through lane that is planned to be removed to provide the one through lane and one shared through and right-turn lane in the westbound approach as existing conditions. This improvement is subject to the review and approval of the City of Tustin and/or Caltrans. • B Street at First Street – reinstate the westbound through lane that is planned to be removed to provide the one through lane and one shared through and right-turn lane in the westbound approach as existing conditions. This improvement is subject to the review and approval of the City of Tustin and/or Caltrans. • El Camino Real at First Street – restripe the northbound right-turn lane to a shared left- and right-turn lane and change the northbound/southbound signal phasing from permitted to 			

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<p>split phasing. This improvement is subject to the review and approval of the City of Tustin and/or Caltrans.</p> <ul style="list-style-type: none"> • Prospect Avenue at First Street – reinstate the westbound through lane that is planned to be removed to provide the one through lane and one shared through and right-turn lane in the westbound approach as existing conditions. This improvement is subject to the review and approval of the City of Tustin and/or Caltrans. • Newport Avenue at Irvine Boulevard – convert the northbound right-turn lane signal phasing to an overlap signal phasing and prohibit the westbound U-turn movement. This improvement is subject to the review and approval of the City of Tustin and/or Caltrans. 			
TRIBAL CULTURAL RESOURCES				
MM-OZ 4.4-2	Due to the lack of cultural resource studies for the Overlay Zone Expansion Area, and in order to avoid damaging any unidentified cultural resources, a qualified archaeologist would be retained to monitor any significant ground-disturbing activities in undeveloped areas within the Expansion Area, and any deep (10” or deeper) ground-disturbing activities in all areas of the Expansion Area.	Planning and Building Agency	Project applicant	During construction
MM-OZ 4.4-3	In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.	Planning and Building Agency	Project applicant	During construction
MM-OZ 4.4-5	If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the	Planning and Building Agency/NAHC	Project applicant	During construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains.			
MM-TCR-1	<p>In the event that a tribal cultural resource is unexpectedly identified during the course of a proposed project, and the City determines that the project may cause a substantial adverse change to a tribal cultural resource, the City will employ one or more of the following standard mitigation measures:</p> <ol style="list-style-type: none"> 1. Avoidance and preservation of the resource in place, including, but not limited to, planning and construction to avoid the resource and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resource with culturally appropriate protection and management criteria. 2. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: <ol style="list-style-type: none"> (a) Protecting the cultural character and integrity of the resource (b) Protecting the traditional use of the resource (c) Protecting the confidentiality of the resource 3. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places protecting the resource. 4. Protecting the resource. 	Planning and Building Agency	Project applicant	During construction

Table 2. Mitigation Monitoring and Reporting Program for the Elan Development Project

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
AIR QUALITY				
MM-OZ 4.2-14	The developer shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 100 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction
MM-OZ 4.2-15	The developer shall require by contract specifications that materials that do not require painting be used during construction to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction
MM-OZ 4.2-16	The developer shall require by contract specifications that pre-painted construction materials be used to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Santa Ana Planning and Building Agency staff.	Planning and Building Agency	Project applicant	Prior to construction
MM-AQ-3	All applicants proposing development of projects within the MEMU Overlay Zone and expansion area shall require their contractors, as a condition of contract, to reduce construction-related fugitive VOC emissions by ensuring that low-VOC coatings that have a VOC content of 10 grams/liter (g/L) or less are used during construction. The project applicant will submit evidence of the use of low-VOC coatings to SCAQMD prior to the start of construction.	Planning and Building Agency	Project applicant	Prior to construction
CULTURAL RESOURCES				
MM-OZ 4.4-2	Due to the lack of cultural resource studies for the Overlay Zone Expansion Area, and in order to avoid damaging any unidentified cultural resources, a qualified archaeologist would be retained to monitor any significant ground-disturbing activities in undeveloped areas within the Expansion Area, and any deep (10" or deeper) ground-disturbing activities in all areas of the Expansion Area.	Planning and Building Agency	Project applicant	During construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-OZ 4.4-3	In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.	Planning and Building Agency	Project applicant	During construction
MM-OZ 4.4-5	If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains.	Planning and Building Agency/NAHC	Project applicant	During construction
MM-CUL-1	<p>A qualified paleontologist shall review the paleontological records search prepared by the Vertebrate Paleontology Section of the Los Angeles County Natural History Museum for the Elan Project. For proposed projects in the MEMU Overlay Zone expansion area, a paleontological records search from the Los Angeles County Natural History Museum shall be required if a proposed project would involve grading or excavation that could disturb older Quaternary sediments with high paleontological resource sensitivity below the uppermost few feet of younger Quaternary surface sediments. For any such project within the MEMU Overlay Zone expansion area, a qualified paleontologist shall review the paleontological records search. To ensure recovery of fossil remains before they are lost or destroyed, the following additional measures shall be implemented for the Elan Project and for any projects within the MEMU Overlay Zone Expansion Area that have potential to disturb sediments with high paleontological sensitivity below the uppermost few feet of surface sediments:</p> <ul style="list-style-type: none"> • All construction activities with potential to disturb sediments below the uppermost few feet of surface sediments shall be monitored by an Orange County-certified professional paleontologist (qualified paleontologist). • A qualified paleontologist shall attend preconstruction meetings to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. All construction personnel shall receive training provided by a qualified paleontologist experienced in teaching non-specialists to ensure that they 	Planning and Building Agency/Qualified Paleontologist	Project applicant	Prior to construction and during construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<p>can recognize fossil materials in the event any are discovered during construction.</p> <ul style="list-style-type: none"> • A qualified paleontologist shall conduct onsite paleontological monitoring of all grading and excavation activities with potential to disturb paleontologically sensitive sediments below the uppermost few feet of surface sediments. Monitoring shall include inspection of exposed surfaces and microscopic examination of matrix to determine if fossils are present. The monitor shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. Cooperation and assistance from onsite personnel will greatly assist timely resumption of work in the area of the fossil discovery. • If fossil remains are discovered during project-related construction, activities in the vicinity of the find shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and a qualified professional paleontologist can recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The City shall be responsible for ensuring that recommendations regarding treatment and reporting are implemented. The work shall be conducted in conformance with the Orange County guidelines as defined in Eisentraut and Cooper (2002) and meet the requirements for recovery, salvage, laboratory preparation, preparation to the point of taxonomic identification, transferal, and preparation and submittal. • Fossil remains collected during the monitoring and salvage portion of the program shall be cleaned, repaired, sorted, and catalogued. • Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections. • A final data recovery report shall be completed that outlines the results of the monitoring program. This report will include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils. 			

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-CUL-2	Prior to demolition the project applicant will commission the preparation of complete archival-quality photo documentation of the architecturally significant Santa Ana Elks Lodge along with a historical profile to accompany the photo documentation. The documentation will be prepared in accordance with Historic American Building Survey (HABS) Level 2 standards as outlined in the Historic American Building Survey Guidelines for Preparing Written Historical Descriptive Data. The photographic element of the documentation will consist of 20–30 archival quality large-format black-and-white photographs of the property’s character-defining exterior and interior architectural features. If available, original architectural plans will be reproduced to archival HABS standards and will be included in the documentation package with photographs and written data. Three copies of the documentation package will be produced. One set will include original photo negatives and one set will be placed in publicly accessible archive or history collection.	Planning and Building Agency	Project applicant	Prior to demolition
MM-CUL-3	Prior to demolition the applicant will work with the City of Santa Ana to arrange for representatives of the Elks, the Santa Ana Historical Preservation Society, Preserve Orange County, the Santa Ana Planning and Building Agency, other potentially interested parties, and members of the community to identify and undertake salvage the of Santa Ana Elks Lodge’s exterior and interior architectural features. The applicant will also consider salvaging and reusing architectural features identified as significant in the historical resource evaluation or identified as significant by interested parties that those interested parties are not able to salvage. Such significant features not salvaged by interested parties would be considered for reuse in the design and construction of a community room or other publically accessible interior or exterior space that will be incorporated into the design of the project.	Planning and Building Agency	Project applicant	Prior to demolition
MM-CUL-4	The applicant will commission an interpretative exhibit that communicates the Santa Ana Elks’ significance as a noteworthy local expression of the important role that fraternal orders have played in American history. The exhibit will include a concise narrative explanation along with visual graphics such as historical photographs, and it will potentially make use of artifacts associated with the organization, such as regalia and other objects from the Santa Ana Elks Lodge, copies of important organization documents, or Elks-related personal items that members of the organization might be willing to donate. Before the certificate of occupancy is issued, the interpretative exhibit will be installed at a location on the project site accessible to the general public, potentially in a	Planning and Building Agency	Project applicant	Prior to demolition

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	community room or other publically accessible interior or exterior space to be incorporated into the design of the project.			
HAZARDS AND HAZARDOUS MATERIALS				
MM-OZ 4.6-2	<p>Prior to the issuance of grading permits on any project site, the developer(s) shall:</p> <ul style="list-style-type: none"> Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous materials contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found, the report shall characterize the site according to the nature and extent of contamination that is present before development activities proceed at that site. If contamination is determined to be onsite, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project. If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits. 	Planning and Building Agency	Project applicant	Prior to issuance of grading permits
MM-OZ 4.6-3	In the event that previously unknown or unidentified soil and/or groundwater contamination that could be present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, A Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Santa	Planning and Building Agency	Project applicant	During construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	Ana Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.			
MM-OZ 4.6-5	Prior to initiation of construction activities, any development within the Overlay Zone shall have a completed traffic control plan, prepared by the developer that will be implemented during construction activities. This may include, but is not limited to, the maintenance of at least one unobstructed lane in both directions on surrounding roadways. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e. flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer should provide appropriate signage indicating alternative routes.	Public Works	Project applicant	Prior to/during construction
MM-OZ 4.6-6	The City Planning Department shall consult with the Santa Ana Police Department and the Santa Ana Fire Department to disclose temporary closures and alternative travel routes in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary land or roadway closures.	Planning and Building Agency/Police Dept./Fire Dept.	Planning and Building Agency	Prior to/during construction

HYDROLOGY AND WATER QUALITY

MM-OZ 4.7-1	In order to comply with the 2003 DAMP, future development projects in the Overlay Zone shall prepare Storm Drain Plans, Stormwater Pollution Prevention Plans (SWPPP), and Water Quality Management Plans (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, shall be submitted to the Department of Public Works for review and approval. (a) SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operations flows, and for nuisance flows during construction.	Public Works	Project applicant	Prior to issuance of permits
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Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<p>(b) A WQMP shall be prepared, maintained, and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall incorporate water quality measures for all improved phases of the project.</p> <p>(c) Location of the BMPs shall not be within the public right-of-way.</p>			
MM-OZ 4.7-2	<p>Prior to issuance of grading permits, future development projects in the Overlay Zone shall submit a Hydrology and Hydraulic Study to the Public Works Department for review and approval. If existing facilities are not adequate to handle runoff that may be generated by the proposed development, then the applicant shall propose feasible remedies to assure that adequate drainage facilities will be available prior to issuance of occupancy permits. The applicant may propose storm drain improvements to be constructed in order to meet project needs. If necessary storm drain upgrades cannot be implemented prior to issuance of occupancy permits, on site detention facilities or other methods acceptable to the City shall be included with new development projects to ensure that post-construction runoff does not exceed pre-development quantities.</p>	Public Works	Project applicant	Prior to issuance of grading permit
NOISE				
MM-OZ 4.9-1	<p>Construction activities shall be limited to the following general restrictions. In the event that there is a conflict between the City of Santa Ana Municipal Code and the City of Tustin Municipal Code, the more restrictive measures shall be applied:</p> <ul style="list-style-type: none"> All construction activity within the City shall be conducted in accordance with Section 18-314(e) of the City of Santa Ana Municipal Code. <p>All construction activity within 200 feet of the City of Tustin Border shall be conducted in accordance with Section 4617(e) of the City of Tustin Municipal Code.</p>	Planning and Building Agency	Project applicant	During construction
MM-OZ 4.9-2	<p>The project applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p> <ul style="list-style-type: none"> Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 1,000 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period. 	Planning and Building Agency	Project applicant	Prior to issuance of grading permit

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<ul style="list-style-type: none"> • Ensure that construction equipment is properly muffled according to industry standards and be in good working condition. • Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. • Schedule high noise-producing activities between the hours of 8:00 A.M. and 5:00 P.M. to minimize disruption on sensitive uses. • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. • Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. <p>Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</p>			
MM-OZ 4.9-3	The project applicant shall require by contract specifications that construction staging areas along with the operation of earthmoving equipment within the project area would be located as far away from vibration and noise sensitive sites as possible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.	Planning and Building Agency	Project applicant	Prior to issuance of grading permit
MM-OZ 4.9-4	The project applicant shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.	Planning and Building Agency	Project applicant	Prior to issuance of grading permit

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-OZ 4.9-6	Prior to issuance of building permits, building plans shall specify the STC rating of windows and doors for all residential land uses. Window and door ratings shall be sufficient to reduce the interior noise level to a CNEL of 45 dBA or less, and shall be determined by a qualified acoustical consultant as part of the final engineering design of the project.	Planning and Building Agency	Project applicant	Prior to issuance of building permits
MM-OZ 4.9-7	The developer shall provide proper shielding for all new HVAC systems used by the proposed residential and mixed use buildings to achieve an attenuation of 15 dBA at 50 feet from the equipment.	Planning and Building Agency	Project applicant	During project design and construction
MM-NOI-1	Where future residential uses would be constructed in areas exposed to noise, exterior noise control shall be provided as necessary to comply with the City’s exterior noise guideline of 65 dB CNEL, as specified in the Noise Element of the General Plan. The noise control requirements, if any, shall be determined by a qualified acoustical consultant as part of the final engineering design of the project and shall be included on the building plans prior to issuance of building permits. It is noted that exterior living space for multi-family developments may be provided as a combination of private space (patios, balconies, etc.) and common areas (playgrounds, pool areas, etc.). As a result, it may not be necessary to provide noise control at all private areas, provided sufficient common area is included within the project.	Planning and Building Agency	Project applicant	Prior to issuance of building permits

TRANSPORTATION/TRAFFIC

MM-TRA-2	<p>Prior to project occupancy, the applicant shall construct the improvements listed below or pay a fair-share/local fee to cover the Elan Project’s fair share of the full construction costs needed to implement these mitigation measures. These mitigation shall be installed prior to 2040, as the projected facilities are forecasted to be affected.</p> <ul style="list-style-type: none"> • I-5 northbound ramps at Fourth Street: Widen and/or restripe Fourth Street to provide a second exclusive westbound right-turn lane. Modify the existing traffic signal for signing and striping improvements accordingly. This improvement is subject to the review and approval of Caltrans. • SR-55 northbound ramps at Fourth Street: Widen and/or restripe Fourth Street to provide an exclusive westbound (free) right-turn lane. Restripe to convert the third eastbound through lane to a second eastbound left-turn lane. Modify the existing traffic signal for signing and striping 	Planning and Building Agency/Public Works	Planning and Building Agency/Public Works	Prior to issuance of occupancy permit
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Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
	<p>improvements accordingly. This improvement is subject to the review and approval of the City of Tustin and/or Caltrans.</p> <ul style="list-style-type: none"> • SR-55 northbound ramps at Fourth Street/Irvine Boulevard: Widen and/or restripe the westbound approach on Fourth Street to provide an exclusive (free) right-turn lane. Modify existing traffic signal as well as existing signing and striping improvements accordingly. This improvement is subject to the review and approval of the City of Tustin and/or Caltrans. • Lyon Street at First Street: Widen Lyon Street to provide an exclusive northbound left-turn lane. Widen and/or restripe First Street to provide an exclusive eastbound right-turn lane. Modify the existing traffic signal for split signal phasing for the northbound and southbound approaches and provide northbound right-turn overlap phasing. Remove west leg crosswalk. Modify the existing signing and striping improvements accordingly. • Mabury Street/Elk Lane at First Street: Widen and/or restripe Elk Lane to provide a second exclusive northbound right-turn lane. Widen and/or restripe First Street to provide an exclusive eastbound right-turn lane. Modify the existing traffic signal for northbound right-turn overlap phasing and existing signing and striping improvements accordingly. • Cabrillo Park Drive at First Street: Restripe First Street to convert the second eastbound through lane to a second eastbound left-turn lane. Modify the existing traffic signal for signing and striping improvements accordingly. • Elk Lane at Chestnut Avenue/Main Street: Install a traffic signal and design for three-phase operations. Widen and/or restripe Main Street to provide an exclusive westbound right-turn lane. Modify existing signing and striping improvements. 			
TRIBAL CULTURAL RESOURCES				
MM-OZ 4.4-2	Due to the lack of cultural resource studies for the Overlay Zone Expansion Area, and in order to avoid damaging any unidentified cultural resources, a qualified archaeologist would be retained to monitor any significant ground-disturbing activities in undeveloped areas within the Expansion Area, and any deep (10" or deeper) ground-disturbing activities in all areas of the Expansion Area.	Planning and Building Agency	Project applicant	During construction

Mitigation Measure No.	Mitigation Measure	Monitoring Party	Implementing Party	Mitigation Timing
MM-OZ 4.4-3	In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.	Planning and Building Agency	Project applicant	During construction
MM-OZ 4.4-5	If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains.	Planning and Building Agency/NAHC	Project applicant	During construction
MM-TCR-1	<p>In the event that a tribal cultural resource is unexpectedly identified during the course of a proposed project, and the City determines that the project may cause a substantial adverse change to a tribal cultural resource, the City will employ one or more of the following standard mitigation measures:</p> <ol style="list-style-type: none"> 1. Avoidance and preservation of the resource in place, including, but not limited to, planning and construction to avoid the resource and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resource with culturally appropriate protection and management criteria. 2. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: <ol style="list-style-type: none"> (a) Protecting the cultural character and integrity of the resource (b) Protecting the traditional use of the resource (c) Protecting the confidentiality of the resource 3. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places protecting the resource. <p>Protecting the resource.</p>	Planning and Building Agency	Project applicant	During construction