

**TABLE 4-1: MITIGATION MONITORING AND REPORTING PROGRAM
THE BOWERY MIXED-USE PROJECT EIR**

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
AIR QUALITY			
<p>Plan, Program, or Policy PPP AQ-1: SCAQMD Rule 403. The following measures shall be incorporated into construction plans and specifications as implementation of SCAQMD Rule 403:</p> <ul style="list-style-type: none"> ○ All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. ○ The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day. ○ The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less. 	<p>In Construction Plans and Specifications. Prior to Demolition and Construction Permits</p>	<p>City of Santa Ana Building Safety Division</p>	
<p>Plan, Program, or Policy PPP AQ-2: SCAQMD Rule 1113. The following measure shall be incorporated into construction plans and specifications as implementation of SCAQMD Rule 1113. The Project shall only use “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113.</p>	<p>In Construction Plans and Specifications. Prior to Construction Permits</p>	<p>City of Santa Ana Building Safety Division</p>	
<p>Plan, Program, or Policy PPP AQ-3: SCAQMD Rule 445. The following measure shall be incorporated into construction plans and specifications as implementation of SCAQMD Rule 445. Wood burning stoves and fireplaces shall not be included or used in the new development.</p>	<p>In Construction Plans and Specifications. Prior to Construction Permits</p>	<p>City of Santa Ana Building Safety Division</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
GEOLOGY AND SOILS			
<p>Plan, Program, or Policy PPP GEO-1: CBC Compliance. The Project is required to comply with the California Building Standards Code (CBC) as included in the City’s Municipal Code as Chapter 8, Article 2, Division 1, to preclude significant adverse effects associated with seismic and soils hazards. As part of CBC compliance, CBC related and geologist and/or civil engineer specifications for the proposed Project shall be incorporated into grading plans and building specifications as a condition of construction permit approval.</p>	<p>In Construction Plans and Specifications. Prior to Construction Permits</p>	<p>City of Santa Ana Building Safety Division</p>	
HAZARDS AND HAZARDOUS MATERIALS			
<p>Plan, Program, or Policy PPP HAZ-1: SCAQMD Rule 1403. Prior to issuance of demolition permits, the Project applicant shall submit verification to the City Building and Safety Division that an asbestos survey has been conducted at all existing buildings located on the Project site. If asbestos is found, the Project applicant shall follow all procedural requirements and regulations of South Coast Air Quality Management District Rule 1403. Rule 1403 regulations require that the following actions be taken: notification of SCAQMD prior to construction activity, asbestos removal in accordance with prescribed procedures, placement of collected asbestos in leak-tight containers or wrapping, and proper disposal.</p>	<p>In Construction Plans and Specifications. Prior to Demolition Permits</p>	<p>City of Santa Ana Building Safety Division</p>	
<p>Plan, Program, or Policy PPP HAZ-1: Lead. Prior to issuance of demolition permits, the Project applicant shall submit verification to the City Building and Safety Division that a lead-based paint survey has been conducted at all existing buildings located on the Project site. If lead-based paint is found, the Project applicant shall follow all procedural requirements and regulations for proper removal and disposal of the lead-based paint. Cal-OSHA has established limits of exposure to lead contained in dusts and fumes. Specifically, CCR Title 8, Section 1532.1 provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead.</p>	<p>In Construction Plans and Specifications. Prior to Demolition Permits</p>	<p>City of Santa Ana Building Safety Division</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>Mitigation Measure HAZ-1: Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified hazardous materials consultant and shall detail procedures and protocols for excavation and disposal of onsite hazardous materials, including:</p> <ul style="list-style-type: none"> • A certified hazardous waste hauler shall remove all potentially hazardous soils. Excavation of contaminated soils shall be removed. In addition, sampling of soil shall be conducted during excavation to ensure that all contaminated soils are removed, and that residential Environmental Screening Levels (ESLs) for residential uses are not exceeded. Excavated materials shall be transported per California Hazardous Waste Regulations to a landfill permitted by the state to accept hazardous materials. • Any subsurface materials exposed during construction activities that appear suspect of contamination, either from visual staining or suspect odors, shall require immediate cessation of excavation activities. Soils suspected of contamination shall be tested for potential contamination. If contamination is found to be present per the California Department of Toxic Substances Control (DTSC) or Regional Water Quality Control Board (RWQCB) ESLs for residential uses, it shall be transported and disposed of per California Hazardous Waste Regulations to an appropriately permitted landfill. • A Health and Safety Plan (HSP) shall be prepared for each contractor that addresses potential safety and health hazards and includes the requirements and procedures for employee protection. The HSP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. • All SMP measures shall be printed on the construction documents, contracts, and project plans prior to issuance of grading permits. 	<p>In Construction Plans and Specifications. Prior to Construction Permits</p>	<p>City of Santa Ana Building Safety Division</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
HYDROLOGY AND WATER QUALITY			
<p>Plan, Program, or Policy WQ-1: NPDES/SWPPP. Prior to issuance of any grading or demolition permits, the applicant shall provide the City Building and Safety Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.</p>	<p>In Construction Plans and Specifications. Prior to Demolition, Grading, and Construction Permits</p>	<p>City of Santa Ana Building Safety Division</p>	
<p>PPP WQ-2: WQMP. Prior to the approval of the Grading Plan and issuance of Grading Permits a completed Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Building and Safety Division. The WQMP shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.</p>	<p>In Construction Plans and Specifications. Prior to Grading and Construction Permits</p>	<p>City of Santa Ana Building Safety Division</p>	
LAND USE AND PLANNING			
<p>PPP LU-1: Prior to issuance of certificates of occupancy, the Project Applicant shall demonstrate compliance to the City of Santa Ana with the Federal Aviation Administration Federal Aviation Regulations Part 77 Notification Area for John Wayne Airport requirement that all prospective residents of the Project site shall be notified of airport related noise. Notification shall be included in lease/rental agreements and shall state the following:</p> <p>“Notice of Airport in Vicinity. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations related to noise. Individual sensitivities to noise annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are</p>	<p>Prior to issuance of Certificates of Occupancy.</p>	<p>City of Santa Ana Planning Division and Building and Safety Division</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
associated with the property and determine whether they are acceptable to you.”			
TRANSPORTATION			
Mitigation Measure TR-1: Grand Avenue/Warner Avenue (#4) (Santa Ana): Prior to granting certificate of occupancy for the last unit, the Project Applicant shall have an executed agreement with the City of Santa Ana to require payment of a fair share contribution to the improvement to add an eastbound protected right-turn overlap phase and prohibit northbound U-turns at the intersection of Grand Avenue/Warner Avenue.	Prior to certificate of occupancy for the last unit	City of Santa Ana Planning Division, Public Works, and Building Safety Division	
Mitigation Measure TR-2: Red Hill Avenue/Barranca Parkway (#30) (Santa Ana/Tustin/Irvine): Prior to granting certificate of occupancy for the last unit, the Project Applicant shall provide the City of Santa Ana proof of an executed agreement with the Cities of Tustin and Irvine requiring payment of the full cost or implementation of an additional westbound protected right-turn overlap phase and to prohibit southbound U-turns. The installation of this improvement is subject to the approval of the Cities of Tustin and Irvine.	Prior to certificate of occupancy for the last unit	City of Santa Ana Planning Division, Public Works, and Building Safety Division	
Mitigation Measure TR-3: Red Hill Avenue/Alton Parkway (#32) (Santa Ana/Irvine): Prior to granting certificate of occupancy for the last unit, the Project Applicant shall provide the City of Santa Ana proof of an executed agreement with the City of Irvine requiring payment of a fair share contribution to the improvement to add a westbound protected right-turn overlap phase and to prohibit southbound U-turns. The installation of this improvement is subject to the approval of the City of Irvine.	Prior to certificate of occupancy for the last unit	City of Santa Ana Planning Division, Public Works, and Building Safety Division	
TRIBAL CULTURAL RESOURCES			
Mitigation Measure TCR-1: Native American Monitoring. Prior to the issuance of any permits for initial site clearing (such as pavement removal, grubbing, tree removals) or issuance of permits allowing ground-disturbing activities that cause excavation to depths greater than artificial fill (including as boring, grading, excavation, drilling, potholing or auguring, and trenching), the City of Santa Ana shall ensure that the project applicant/developer retain	In Construction Plans and Specifications. Prior to Demolition, Grading, and Construction Permits	City of Santa Ana Planning Division and Building Safety Division	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>qualified Native American Monitor(s). The monitor(s) shall be approved by the tribal representatives of the Gabrieleno Band of Mission Indians - Kizh Nation or any other requesting Tribe or Nation and be present on-site during initial site clearing and construction that involves ground disturbing activities that cause excavation to depths greater than artificial fill identified herein. The monitor shall conduct a Native American Indian Sensitivity Training for construction personnel. The training session includes a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered. The Native American monitor(s) shall complete monitoring logs on a daily basis, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when grading and excavation activities of native soil (i.e., previously undisturbed) are completed, or when the tribal representatives and monitor have indicated that the site has a low potential for tribal cultural resources, whichever occurs first.</p> <p>In the event that tribal cultural resources are inadvertently discovered during ground-disturbing activities, work must be halted within 50 feet of the find until it can also be evaluated by a qualified archaeologist in cooperation with a Native American monitor to determine if the potential resource meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique resource (Public Resources Code 21083.2(g)). Construction activities could continue in other areas. If the find is considered an "archeological resource" the archaeologist, in cooperation with a Native American monitor shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4. If unique a tribal cultural resource cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the Project applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation in an established accredited professional repository.</p>			