

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
Aesthetics						
None	-	-	-	-	-	-
Air Quality						
GPU PEIR MM 4.2-1 Project applicants shall require by contract specifications that all diesel-powered equipment used will be retrofitted with after-treatment products (e.g., engine catalyts). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.	Contract language and notes on grading plans	Review and approve contract specifications and grading plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		
GPU PEIR MM 4.2-2 Project applicants shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site use low nitrogen oxides diesel fuel to the extent that it is readily available and cost effective in the Basin (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.	Contract language and notes on grading plans	Review and approve contract specifications and grading plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		
GPU PEIR MM 4.2-3 Project applicants shall require by contract specifications that construction equipment engines be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.	Contract language and notes on grading plans	Review and approve contract specifications and grading plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		
GPU PEIR MM 4.2-4 Project applicants 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	Contract language and notes on grading plans	Review and approve contract specifications and grading plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		

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engines. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.						
GPU PEIR MM 4.2-5 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 the following: <ol style="list-style-type: none"> 1) Application of soil stabilizers to inactive construction areas 2) Quick replacement of ground cover in disturbed areas 3) Watering of exposed surfaces three times daily 4) Watering of all unpaved haul roads three times daily 5) Covering all stockpiles with tarp 6) Reduction of vehicle speed on unpaved roads 7) Post signs on-site limiting traffic to 15 miles per hour or less 8) Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads 9) 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 10) 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 	Contract language and notes on grading plans	Review and approve contract specifications and grading plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		

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GPU PEIR MM 4.2-6 Project applicants 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 30 minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than 5 minutes. Contract specifications shall be included in future project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans	Review and approve contract specifications and grading plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		
GPU PEIR MM 4.2-7 Project applicants 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 future project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans	Review and approve contract specifications and grading plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		
GPU PEIR MM 4.2-8 Project applicants shall require by contract specifications that temporary traffic controls are provided, such as a flag person, during all phases of construction to facilitate smooth traffic flow. Contract specifications shall be included in future project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans	Review and approve contract specifications and grading plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		
GPU PEIR MM 4.2-9 Project applicants 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 future project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans	Review and approve contract specifications and grading plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		
GPU PEIR MM 4.2-10 Project applicants shall require by contract specifications that dedicated on-site and off-site left-turn lanes on truck	Contract language and	Review and approve contract specifications and	Plan check prior to	Community Development		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
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 future project construction documents, which shall be approved by the City of Huntington Beach.	notes on grading plans	grading plans for inclusion	issuance of a grading permit			
GPU PEIR MM 4.2-11 Upon issuance of building or grading permits, whichever is issued earlier, notification shall be mailed to owners and occupants of all developed land uses within 300 feet of a project site 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 PM ₁₀ generation. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact 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.	Mail to owners and occupants within 300 feet of project site a notice regarding major construction activities	Obtain confirmation that mailing to owners and occupants took place	Plan check prior to issuance of a grading or building permits, which occur earlier	Community Development		
GPU PEIR MM 4.2-12 Project applicants shall require by contract specifications that the architectural coating (paint and primer) products used would have a volatile organic compound rating of 125 <u>50</u> grams per liter or less. Contract specifications shall be included in future project construction documents, which shall be reviewed and approved by the City of Huntington Beach.	Contract language and notes on grading plans	Review and approve contract specifications and grading plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		
GPU PEIR MM 4.2-13 Project applicants shall require by contract specifications that materials that do not require painting be used during construction to the extent feasible. Contract specifications	Contract language and notes on grading plans	Review and approve contract specifications and	Plan check prior to issuance of a grading permit	Community Development		

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shall be included in future project construction documents, which shall be reviewed and approved by the City of Huntington Beach.		grading plans for inclusion				
GPU PEIR MM 4.2-14 Project applicants shall require by contract specifications that pre-painted construction materials be used to the extent feasible. Contract specifications shall be included in future project construction documents, which shall be reviewed and approved by the City of Huntington Beach.	Contract language and notes on grading plans	Review and approve contract specifications and grading plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		
MM AQ-1 During the site-specific entitlement and/or the design review process, the City of Huntington Beach Community Development Department shall require a project-specific Health Risk Assessment for future residential development proposed within 500 feet of the I-405 freeway right-of-way, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. The Health Risk Assessment shall evaluate a project per the following SCAQMD thresholds: <ul style="list-style-type: none"> • Cancer Risk: Emit carcinogenic or toxic contaminants that exceed the maximum individual cancer risk of 10 in one million. • Non-Cancer Risk: Emit toxic contaminants that exceed the maximum hazard quotient of one in one million. The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a "hazard index," expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index less of than one (1.0) means that adverse health effects are not expected. If projects are found to exceed the SCAQMD's Health Risk Assessment thresholds, mitigation measures, such as requiring MERV 13 air filters in all dwelling units, shall be	Project-specific Health Risk Assessment	Proof of completion	During the site-specific entitlement and/or the design review process	Community Development		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
incorporated to reduce impacts to below SCAQMD thresholds.						
MM AQ-2 During the site-specific entitlement and/or the design review process, the City of Huntington Beach Community Development Department shall ensure that residential development shall not be located closer than 1,000 feet from any existing or proposed distribution center/warehouse facility which generates a minimum of 100 heavy truck trips per day, or 40 truck trips with transport refrigeration units (TRUs) per day, or TRU operations exceeding 300 hours per week, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. If future residential development cannot meet this setback, a project-specific Health Risk Assessment shall be prepared to evaluate a project for the SCAQMD thresholds (i.e., carcinogenic risk equals or exceeds 10 in one million; acute non-carcinogenic hazard index equals or exceeds one; and/or if chronic non-carcinogenic hazard index equals or exceeds one, as outlined above). If projects are found to exceed the SCAQMD's Health Risk Assessment thresholds, mitigation measures, such as requiring MERV 13 air filters in all dwelling units, shall be incorporated to reduce impacts to below SCAQMD thresholds.	Ensure residential development is not located closer than 1,000 feet from any existing or proposed distribution center/warehouse facility which generates a minimum of 100 heavy truck trips per day, or 40 truck trips with transport refrigeration units (TRUs) per day, or TRU operations exceeding 300 hours per week, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook	Review of Site Plan	During the site-specific entitlement and/or the design review process	Community Development		
Cultural Resources						
GPU PEIR MM 4.4-1 Prior to development activities that would demolish or otherwise physically affect buildings or structures 45 <u>50</u> years old or older or affect their historic setting, the project-level applicant shall retain a cultural resource	Proof of retention of an historical resource professional to	Verify retention of qualified historical resource professional.	Plan check prior to issuance of demolition or grading permit,	Community Development		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History to determine if the GPU would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines. The investigation shall include, as determined appropriate by the cultural resource professional and the City of Huntington Beach, the appropriate archival research, including, if necessary, an updated records search of the South-Central Coastal Information Center of the California Historical Resources Information System and a pedestrian survey of the proposed development area to determine if any significant historic-period resources would be adversely affected by the proposed development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any historical resources within the development area and includes recommendations and methods for eliminating or reducing impacts on historical resources. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the city, environmental documentation (e.g., CEQA documentation) prepared for future development under the General Plan Amendment shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project-level applicant shall be responsible for implementing methods for eliminating or reducing impacts on historical resources identified in the technical report or memorandum.	determine potential significance of structure 50 years old or older. Preparation of a technical report or memorandum documenting the result of historical resources investigation.	Review and approve technical report or memorandum. If determined necessary, verify that project applicant has implemented methods identified in the technical report or memorandum for reducing impacts on historical resources.	whichever occurs earlier			
GPU PEIR MM 4.4-2 Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project-level applicant for future development shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for	Proof of retention of archaeological professional to determine if a substantial adverse change	Verify retention of qualified Archaeological professional, if necessary, and	Prior to issuance of grading permit; Continued throughout ground	Community Development		

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Archaeology to determine if site-specific development allowed under the General Plan Update could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines or disturb human remains. The investigation shall include, as determined appropriate by the archaeologist and the City of Huntington Beach, an updated records search of the South Central Coastal Information Center of the California Historical Resources Information System, updated Native American consultation, and a pedestrian survey of the area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any archaeological resources within the development area and includes recommendations and methods for eliminating or avoiding impacts on archaeological resources or human remains. The measures shall include, as appropriate, subsurface testing of archaeological resources and/or construction monitoring by a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe (e.g., the Gabrielino Tongva Nation) and/or the Native American Heritage Commission. The methods shall also include procedures for the unanticipated discovery of human remains, which shall be in accordance with Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the city, environmental documentation (e.g., CEQA documentation) prepared for future development allowed under the General Plan Update shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project-level applicant shall be responsible for implementing methods	would occur to an archaeological resource. Preparation of a technical report or memorandum documenting the result of archaeological resources investigation Developer shall implement all recommendations of the technical report or memorandum.	complete documentation Review and approve technical report or memorandum. If determined necessary, verify that project applicant has implemented methods identified in the technical report or memorandum for reducing impacts on archaeological resources.	disturbing activities, as required			

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for eliminating or avoiding impacts on archaeological resources identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain an archaeologist shall demonstrate non-disturbance to the city through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM 4.4-3.						
GPU PEIR MM 4.4-3 If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Huntington Beach shall be notified. The project-level applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less than significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 form and filed with the appropriate Information Center.	Proof of retention of archaeological professional to determine if a substantial adverse change would occur to an archaeological resource	Verify retention of qualified archaeological professional, if necessary, and complete documentation	Prior to issuance of grading permit; Continued throughout ground disturbing activities, as required	Community Development		
Energy						
None.	-	-	-	-	-	-

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Geology and Soils						
GPU PEIR MM 4.5-1 Prior to issuance of a grading permit, a California-licensed Certified Engineering Geologist and/or Geotechnical Engineer shall prepare and submit to the City of Huntington Beach Department of Public Works a detailed soils and geotechnical analysis. The report shall include soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, expansive soils, soil erosion, earthquake faulting and landscaping.	Detailed soils and geotechnical report (prepared by a Certified Engineering Geologist or Geotechnical Engineer) to the City prior to issuance of a grading permit	As necessary, review and approve Recommendations and any other relevant document per this mitigation	Plan check prior to issuance of a grading permit	Community Development		
GPU PEIR MM 4.5-2 Any future project within the planning area shall comply with the recommendations of a final soils and geotechnical report (a preliminary report would be required per MM 4.5-1). These recommendations shall be implemented in the design of a project, including but not limited to measures associated with site preparation, fill placement, temporary shoring and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control, shoring and internal bracing, and plan review.	Soils and geotechnical analysis and notes on grading plan and building plans	Review and approve grading and building plans for inclusion of final soils and geotechnical recommendations	Plan check prior to issuance of a grading permit	Public Works		
GPU PEIR MM 4.5-3 <i>Pre-Construction Soil Condition Evaluation.</i> A site-specific evaluation of soil conditions would be required with the submittal of grading plans for all future projects and must contain recommendations for ground preparation and earthwork specific to the site.	Site-specific pre-construction soil condition evaluation	Review and approve grading and building plans for inclusion of pre-construction soil condition evaluation recommendations	Plan check prior to issuance of a grading permit	Public Works		
GPU PEIR MM 4.4-4 Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction,	Proof of retention of a paleontological	Verify retention of qualified paleontological	Prior to issuance of grading permit;	Community Development		

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<p>the construction foreman shall cease construction within 100 feet of the find until a qualified professional can provide an evaluation. Mitigation of resource impacts shall be implemented and funded by the project-level applicant and shall be conducted as follows:</p> <ol style="list-style-type: none"> 1) Identify and evaluate paleontological resources by intense field survey where impacts are considered high 2) Assess effects on identified sites 3) Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted 4) Obtain comments from the researchers 5) Comply with researchers' recommendations to address any significant adverse effects were determined by the city to be feasible <p>In considering any suggested mitigation proposed by the consulting paleontologist, the City of Huntington Beach staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, applicable policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>	professional to determine if a substantial adverse change would occur to a paleontological resource	professional, if necessary	Continued throughout ground disturbing activities, as required			
Greenhouse Gas Emissions						
None.	-	-	-	-	-	-
Hazards and Hazardous Materials						
<p>GPU PEIR MM 4.7-1</p> <p>Prior to the issuance of grading permits, future development in the planning area shall comply with Huntington Beach Fire Department City Specification No. 429, Methane Mitigation Requirements. A plan for the</p>	Methane Testing Plan	Review and approval of testing plan	<p>Prior to start of Sampling</p> <p>Prior to issuance of any</p>	Fire		

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testing of soils for the presence of methane gas shall be prepared and submitted by the project-level applicant to the Huntington Beach Fire Department for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered in the soil on a future development site, the project-level applicant's grading, building, and methane plans shall reference that a sub-slab methane barrier and vent system will be installed at the site per City Specification No. 429, prior to plan approval. If required by the Huntington Beach Fire Department, additional methane mitigation measures to reduce the level of methane gas to acceptable levels shall be implemented.	Notes on building and methane plans	Review and approve building and methane gas plans for appropriate documents.	grading permit and during construction			
<p>GPU PEIR MM 4.7-2 Prior to the issuance of grading permits on any project site, the project applicant shall:</p> <ol style="list-style-type: none"> 1) Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment, 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 precede at that site. 2) If contamination is determined to be on-site, 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. 	Preparation of technical documentation to address site-specific hazards; Risk Management Plan and Site Health and Safety Plan.	Review technical documentation and, as necessary, review and approve closure reports.	Plan check prior to issuance of demolition or grading permits, whichever occurs earlier	Fire		

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<p>3) 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.</p> <p>4) Closure reports or other reports acceptable to the Huntington Beach Fire Department that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification <u>429 and</u> 431-92, shall be submitted and approved by the Huntington Beach Fire Department prior to the issuance of grading permits for any site development. No construction shall occur in the affected area until reports have been accepted by the city.</p> <p>5) <u>Any on-site oil wells will need to comply with the requirements found in City Specification No. 429. If abandonment is required, then the well will need to be abandoned to the current California Geologic Energy Management Division (CalGEM) standard for abandonment.</u></p>						
<p>GPU PEIR MM 4.7-3</p> <p>In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction, 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</p>	Risk Management Plan and Site Health and Safety Plan	Review and approve any grading plans for inclusion	Plan check prior to issuance of any grading permit and during construction	Fire		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
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 Huntington Beach 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.						
GPU PEIR MM 4.7-4 To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, a future project applicant shall consult with the City of Huntington Beach Police or Fire Departments to disclose temporary lane or roadway closures and alternative travel routes. The project-level applicant shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing a project site. At any time only a single lane is available, the project-level applicant 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 applicant shall coordinate with the City of Huntington Beach Police and Fire Departments to designate proper detour routes and signage indicating alternative routes.	Prepare construction roadway plans	Plan check prior to grading or building permits, whichever occurs earlier	Prior to approval of grading or building permits, whichever occurs earlier	Fire, Police		
Hydrology and Water Quality						
GPU PEIR MM 4.8-1 The City of Huntington Beach shall require applicants for new development and significant redevelopment projects within the planning area to prepare a project-specific preliminary Water Quality Management Plan (WQMP) in accordance with the Model WQMP and Technical Guidance Document requirements and all current adopted	Water Quality Management Plan	Review and approve WQMP	Prior to receiving a precise grading permit	Public Works		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>permits. The WQMP shall be prepared by a Licensed Civil Engineer and submitted for review and acceptance by the City of Huntington Beach Public Works Department prior to issuance of a Precise Grading or Building permit.</p> <p>Best management practices in the WQMP shall be designed in accordance with the Municipal NPDES Permit, Model WQMP, Technical Guidance Document, Drainage Area Management Plan, and City of Huntington Beach Local Implementation Plan. All projects shall include site design and source control best management practices in the project WQMP. Additionally, new development or significant redevelopment projects and priority projects shall include low impact development principles to reduce runoff to a level consistent with the maximum extent practicable and treatment control best management practices in the WQMP.</p> <p>If permanent dewatering is required and allowed by the city, OCWD, and other regulatory agencies, the applicant shall include a description of the dewatering technique, discharge location, discharge quantities, chemical characteristics of discharged water, operations and maintenance plan, and Waste Discharger Identification number for proof of coverage under the De Minimus Permit or copy of the individual waste discharge requirements in the WQMP. Additionally, the WQMP shall incorporate any additional best management practices as required by the City of Huntington Beach Public Works Department.</p> <p>The WQMP shall include the following additional requirements:</p> <ol style="list-style-type: none"> 1) Project and Site Characterization Requirements <ol style="list-style-type: none"> a) Entitlement Application numbers and site address shall be included on the title sheet of the WQMP 						

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<p>b) In the project description section, explain whether proposed use includes on-site food preparation, eating areas (if not please state), outdoor activities to be expected, vehicle maintenance, service, washing cleaning (if prohibited on-site, please state)</p> <p>c) All potential pollutants of concern for a proposed project land use type as per Table 2.I.1 of the Technical Guidance Document shall be identified</p> <p>d) A narrative describing how all potential pollutants of concern will be addressed through the implementation of BMPs and describing how site design BMPs concepts will be considered and incorporated into the project design shall be included</p> <p>e) Existing soil types and estimated percentages of perviousness for existing and proposed conditions shall be identified</p> <p>f) In Section I of the WQMP, state verbatim the Development Requirements from the Planning Department's letter to the applicant</p> <p>g) A site plan showing the location of the selected treatment control BMPs and drainage areas shall be included in the WQMP</p> <p>h) A Geotechnical Report shall be submitted to address site conditions for determination of infiltration limitations and other pertinent characteristics.</p> <p>2) <u>Pursuant to the County's Technician Guidance Document, the feasibility of Low Impact Development (LID) BMPs, such as infiltration, harvest and reuse, evapotranspiration, and biotreatment, shall be first in the stormwater treatment design for a new development or redevelopment priority project.</u></p> <p>3) Project-Based Treatment Control BMPs</p>						

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<ul style="list-style-type: none"> a) Infiltration-type BMPs shall not be used unless the Geotechnical Report states otherwise. b) Wet swales and grassed channels shall not be used because of the slow infiltration rates of project site soils, the potentially shallow depth to groundwater, and water conservation needs c) If proprietary Structural Treatment Control devices are used, they shall be sited and designed in compliance with the manufacturers design criteria d) Surface exposed treatment control BMPs shall be selected such that standing water drains or evaporates within 24 hours or as required by the County's vector control e) Excess stormwater runoff shall bypass the treatment control BMPs unless they are designed to handle the flow rate or volume from a 100-year storm event without reducing effectiveness. Effectiveness of any treatment control BMPs for removing the pollutants of concern shall be documented via analytical models or existing studies on effectiveness. f) A project WQMP shall incorporate water efficient landscaping using drought tolerant, native plants in accordance with Landscape and Irrigation Plans g) Pet waste stations (stations that provide waste pick-up bags and a convenient disposal container protected from precipitation) shall be provided and maintained h) Building materials shall minimize exposure of bare metals to stormwater. Copper or Zinc roofing materials, including downspouts, shall be prohibited. Bare metal surfaces shall be painted with non-lead-containing paint i) Any applicant proposing development in the planning area is encouraged to consider LID BMPs 						

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<p>for infiltration, harvest and reuse, evapotranspiration, and bio-treatment</p> <p>4) <u>Structural and</u> Non-Structural BMPs. The WQMP shall include the following operations and maintenance BMPs, where applicable. Additionally, a commitment and mechanism to fund and implement an operational and maintenance program that includes the following must be included:</p> <p>a) Minimum landscape maintenance standards and tree trimming requirements for the total project site. Landscape maintenance shall be performed by a qualified landscape maintenance company or individual in accordance with a Chemical Management Plan detailing chemical application methods, chemical handling procedures, and worker training. Pesticide application shall be performed by a certified applicator. No chemicals shall be stored on-site unless in a covered and contained area and in accordance with an approved Materials Management Plan. Application rates shall not exceed labeled rates for pesticides, and shall not exceed soil test rates for nutrients. Slow release fertilizers shall be used to prevent excessive nutrients in stormwater or irrigation runoff.</p> <p>b) Maintenance and tree trimming procedures per the ANSI A-300 Standards as established by the International Society of Arborist must be followed. All trees shall be trimmed by or under the direct observation/direction of a licensed/ certified Arborist.</p> <p>c) Landscape irrigation shall be performed in accordance with an Irrigation Management Plan to minimize excess irrigation contributing to dry- and wet-weather runoff. Automated sprinklers shall be used and be inspected at least quarterly and</p>						

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<p>adjusted yearly to minimize potential excess irrigation flows. Landscape irrigation maintenance shall be performed in accordance with the approved irrigation plans, the city Water Ordinance and per the city Arboricultural and Landscape Standards and Specifications.</p> <p>d) Proprietary stormwater treatment systems maintenance shall be in accordance with the manufacturer's recommendations. If a nonproprietary treatment system is used, maintenance shall be in accordance with standard practices as identified in the current CASQA handbooks, operations and maintenance procedures outlined in the approved WQMP, or other city-accepted guidance.</p> <p>e) Signage, enforcement of pet waste controls, and public education would improve use and compliance, and therefore, effectiveness of the program, and reduce the potential for hazardous materials and other pollution in stormwater runoff. The responsible entity (e.g., HOA, property manager) shall prepare and install and include pet waste controls (e.g., requirements for pet waste cleanup, pet activity area restrictions, pet waste disposal restrictions) in the Association agreement/Conditions, Covenants, and Restrictions.</p> <p>f) Street and parking lot/area sweeping shall be performed at an adequate frequency to prevent buildup of pollutants (for street sweeping effectiveness see http://www.fhwa.dot.gov/environment/ultraurb/).</p> <p>g) A maintenance plan for BMPs and facilities identifying responsible parties and maintenance schedules and appropriate BMPs to minimize</p>						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>discharges of contaminants to storm drain systems during maintenance operations.</p> <p>h) The responsible entity (e.g., HOA, property manager) must retain records of all maintenance of BMPs including outside vendor invoices.</p> <p>5) <u>Site Design</u> BMPs. Any applicant proposing development in the planning area is required to incorporate low impact development principles as defined in the NPDES Permit and, if allowed in accordance with the geotechnical report and limitations on infiltration BMPs, encouraged the following LID BMPs: infiltration, harvest and reuse, evapotranspiration, and bio-treatment.</p>						
<p>GPU PEIR MM 4.8-2</p> <p>The City of Huntington Beach shall require that any applicant prepare a groundwater hydrology study to determine the lateral transmissivity of area soils and a safe pumping yield such that dewatering activities do not interfere with nearby water supplies. The groundwater hydrology study shall make recommendations on whether permanent groundwater dewatering is feasible within the constraints of a safe pumping level. The applicant's engineer of record shall incorporate the hydrology study designs and recommendations into project plans. If safe groundwater dewatering is determined to not be feasible, permanent groundwater dewatering shall not be implemented. The City of Huntington Beach Director of Public Works, Orange County Water District, and other regulatory agencies shall approve or disapprove any permanent groundwater dewatering based on the groundwater hydrology study and qualified engineers' recommendations.</p>	Groundwater Hydrology Study	Review and approve Groundwater Hydrology Study	Prior to issuance of a precise grading permit	Public Works		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>GPU PEIR MM 4.8-3</p> <p>The City of Huntington Beach shall require that adequate capacity in the storm drain system is demonstrated from a specific development site discharge location to the nearest main channel to accommodate discharges from the specific development. If capacity is demonstrated as adequate, upgrades may not be required. If capacity is not adequate, the City of Huntington Beach shall identify corrective action(s) required by the specific development applicant to ensure adequate capacity. Corrective action could include, but is not limited to:</p> <ol style="list-style-type: none"> 1) Construction of new storm drain infrastructure, as identified in the Master Plan of Drainage or based on the Hydrology and Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the Master Plan of Drainage 2) Improvement of existing storm drain infrastructure, as identified in the Master Plan of Drainage or based on the Hydrology and Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the Master Plan of Drainage 3) In-lieu fees to implement system-wide storm drain infrastructure improvements 4) Other mechanisms as determined by the City of Huntington Beach Public Works Department. 5) For nonresidential areas, if redevelopment would result in an impervious fraction of less than 0.9 and does not increase the directly connected impervious area compared to existing conditions, runoff is expected to remain the same or less than as assessed in the Master Plan of Drainage and only Master Plan of Drainage improvements would be required. 	Hydrology and Hydraulics Study	Review and approve study	Prior to issuance of a precise grading permit	Public Works		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>Because some storm drain system constraints may be located far downgradient from the actual development site, several properties may serve to contribute to system capacity constraints. Therefore, the City of Huntington Beach Public Works Department shall assess each site development and system characteristics to identify the best method for achieving adequate capacity in the storm drain system. Drainage assessment fees/districts to improve/implement storm drains at downstream locations or where contributing areas are large are enforced through Municipal Code (§14.20).</p> <p>The City of Huntington Beach Public Works Department shall review the Hydrology and Hydraulic Study and determine required corrective action(s) or if a waiver of corrective action is applicable. The site-specific development applicant shall incorporate required corrective actions into their project design and/or plan. Prior to receiving a Certificate of Occupancy or final inspection, the Public Works Department shall ensure that required corrective action has been implemented.</p>						
Land Use and Planning						
None.	-	-	-	-	-	
Noise						
<p>GPU PEIR MM 4.10-1</p> <p>Project applicants will require by contract specifications that the following construction best management practices be implemented by contractors to reduce construction noise levels:</p> <ol style="list-style-type: none"> 1) Ensure that construction equipment is properly muffled according to industry standards and be in good working condition 2) Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible 	Contract language and notes on grading and building plans	<p>Review and approve contract specifications, grading and building plans for inclusion</p> <p>Periodic field check</p>	<p>Plan check prior to issuance of a grading permit</p> <p>During construction</p>	Community Development Community Development		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>3) Schedule high noise-producing activities between the hours of 8:00 a.m. and 5:00 p.m. to minimize disruption on sensitive uses, Monday through Saturday. Schedule pile-driving activities between the hours of 8:00 a.m. and 4:00 p.m. on Monday through Friday only.</p> <p>4) Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</p> <p>5) Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</p> <p>6) Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, will be turned off when not in use for more than 10 minutes.</p> <p>7) Construction hours, allowable workdays, and the phone number of the job superintendent will be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City of Huntington Beach or the job superintendent receives a complaint, the superintendent will investigate, take appropriate corrective action, and report the action taken to the reporting party.</p> <p>Contract specifications will be included in construction documents, which will be reviewed by the City of Huntington Beach prior to issuance of a grading permit.</p>						
<p>GPU PEIR MM 4.10-2</p> <p>Project applicants will 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 will be included in construction documents, which will be reviewed by the</p>	Contract language and notes on grading plans and building plans	Review and approve grading plans and building plans for inclusion	Prior to issuance of a grading permit	Community Development		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
City of Huntington Beach prior to issuance of a grading permit.						
GPU PEIR MM 4.10-3 Project applicants will require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets. Contract specifications will be included in construction documents, which will be reviewed by the City of Huntington Beach prior to issuance of a grading permit.	Contract language and notes on grading plans and building plans	Review and approve grading plans and building plans for inclusion	Prior to issuance of a grading permit	Community Development		
GPU PEIR MM 4.10-4 Prior to issuance of building permits, project applicants will submit an acoustical study for each development, prepared by a certified acoustical engineer. Should the results of the acoustical study indicate that exterior and interior noise levels would exceed the standards set forth in the City of Huntington Beach Municipal Code §8.40.050 through §8.40.070, the project applicant will include design measures that may include acoustical paneling or walls to ensure that noise levels do not exceed City standards. Final project design will incorporate special design measures in the construction of the residential units, if necessary.	Acoustical Study	Review and approval of study and building plans for inclusion of any special design measures from acoustical study	Prior to issuance of building permits	Community Development		
GPU PEIR MM 4.10-5 Prior to issuance of construction permits, applicants for new development projects that require pile driving must incorporate the following vibration-reducing techniques as determined feasible by a project-related geotechnical study: 1) Install intake and exhaust mufflers on pile-driving equipment. 2) Vibrate piles into place when feasible, and install shrouds around the pile-driving hammer where feasible. 3) Implement “quiet” pile-driving technology (such as pre-drilling of piles and the use of more than one pile	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion Periodic field check	Plan check prior to issuance of a grading permit During construction	Community Development Building Division		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions.</p> <p>4) Use cushion blocks to dampen impact noise, if feasible, based on soil conditions. Cushion blocks are blocks of material that are used with impact hammer pile drivers. They consist of blocks of material placed atop a pile during installation to minimize noise generated when driving the pile. Materials typically used for cushion blocks include wood, nylon, and micarta (a composite material).</p> <p>5) At least 48 hours prior to pile-driving activities, notify building owners and occupants within 600 feet of the project area of the dates, hours, and expected duration of such activities.</p>						
Population and Housing						
None.	-	-	-	-	-	
Public Services						
<p>GPU PEIR MM 4.12-1</p> <p>Subject to the city's annual budgetary process, which considers available funding and the staffing levels needed to provide acceptable response time for fire and police services, the city shall provide sufficient funding to maintain the city's standard, average level of service through the use of General Fund monies.</p>	Budget sufficiently to maintain standard level of fire and police protection	Review at annual budgetary discussions; Review currently standard levels	Prior to issuance of building permits	Community Development		
<p>GPU PEIR MM 4.12-2</p> <p>The applicant of future individual development projects shall pay required development impact fees for fire suppression facilities, as required by HBMC §17.74. These fees are currently \$349.85 for any new attached dwelling unit, \$844.11 for any new detached dwelling unit, \$1,449.23 for each mobile home dwelling unit, \$0.00 per hotel/motel unit, \$0.301 per square foot of commercial/office uses, and \$0.0275 per square foot of industrial uses.</p>	Payment of applicable impact fee	Confirm payment	Prior to final inspection	Building Division		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
GPU PEIR MM 4.12-3 The applicant of future individual development projects shall pay required development impact fees for police facilities as required by HBMC §17.75. These fees are currently \$746.48 for any new attached dwelling unit, \$362.05 for any new detached dwelling unit, \$337.64 for each mobile home dwelling unit, \$0.00 per hotel/motel unit, \$0.953 per square foot of commercial/office uses, and \$0.406 per of industrial uses.	Payment of applicable impact fee	Confirm payment	Prior to final inspection	Building Division		
GPU PEIR MM 4.12-4 Project applicants for future development located within the Huntington Beach City School District shall pay all applicable development impact fees in effect at the time of building permit issuance to the Huntington Beach City School District to cover additional school services required by the new development. These fees are currently \$1.52 per square foot for any new multi-family attached residential unit, \$0.29 per of commercial/ industrial development, and \$0.25 per square foot of hotel/motel development.	Payment of applicable impact fee	Confirm payment	Prior to issuance of building permits	Building Division		
GPU PEIR MM 4.12-5 Project applicants for future development located within the Ocean View School District shall pay all applicable development impact fees in effect at the time of building permit issuance to the Ocean View School District to cover additional school services required by the new development. These fees are currently \$1.37 per square foot of accessible interior space for any new residential unit and \$0.22 per square foot of covered floor space for new commercial/retail development.	Payment of applicable impact fee	Confirm payment	Prior to issuance of building permits	Building Division		
GPU PEIR MM 4.12-6 Future project applicants shall pay all applicable development impact fees in effect at the time of building permit issuance to the Huntington Beach Union High School District to cover additional school services required by the new development. These fees are currently \$1.15	Payment of applicable impact fee	Confirm payment	Prior to issuance of building permits	Building Division		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
per square foot of accessible interior space for any new residential unit and \$0.16 per square foot of covered floor space for new commercial/retail development.						
GPU PEIR MM 4.12-7 The applicant of future individual development projects shall pay required library development impact fees per \$17.67 of the city's Municipal Code (Library Development Fee), prior to issuance of building permits. These fees are currently \$866.48 for any new attached dwelling unit, \$1,179.72 for any new detached dwelling unit, \$708.85 for each mobile home dwelling unit, \$0.041 per square foot of hotel/motel unit, with no fee for commercial/office and industrial uses.	Payment of applicable impact fee	Confirm payment	Prior to issuance of building permits	Building Division		
Recreation						
GPU PEIR MM 4.13-1 For future projects that require a subdivision map, prior to the issuance of building permits within the city, project applicants shall demonstrate compliance with city parkland requirements identified in City of Huntington Beach Zoning and Subdivision Ordinance, §254.08 (or Ordinance No. 3596), either through the dedication of on-site parkland or through payment of applicable fees. Any on-site park provided in compliance with this section shall be improved prior to final inspection (occupancy) of the first residential unit (other than model homes). Current fees per unit for projects with a subdivision map are \$13,385 for any new attached dwelling unit, \$17,857 for any new detached dwelling unit, and \$11,169 for any new mobile home unit.	Payment of applicable impact fee	Confirm payment	Prior to issuance of building permits	Community Development		
GPU PEIR MM 4.13-2 Prior to the issuance of building permits within the city, project applicants shall pay the Park Land/Open Space and Facilities Development Impact Fees in effect at the time of permit. These fees are currently \$12,732.84 for any new attached dwelling unit, \$16,554.73 for any new detached dwelling unit, \$10,222.88 for each mobile home dwelling	Payment of applicable impact fee		Prior to issuance of building permits	Community Development		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
unit, \$0.234 per square foot of hotel/motel unit, \$0.897 per square foot of commercial/office uses, and \$0.730 per square foot of industrial uses.						
Transportation and Traffic						
GPU PEIR MM 4.14-1 For future projects that occur within proximity of the Gothard Street/Center Avenue intersection, the project applicant(s), as required by the Transportation Administrative Report at the time of application, shall make a fair share contribution for the addition of <ol style="list-style-type: none"> 1) a second westbound left turn lane (Buildout of the County Master Plan of Arterial Highways (MPAH) scenario, MPAH Amendment scenario) 2) a second southbound left turn lane (Buildout of the MPAH scenario, MPAH Amendment scenario) 3) an additional westbound left turn lane (MPAH Amendment scenario only) 	Proof of fair share payment	Confirm payment	Prior to issuance of certificate of occupancy	Public Works		
GPU PEIR MM 4.14-2 For future projects that occur within proximity of the Brookhurst Street/Adams Avenue intersection, the project applicant(s), as required by the Transportation Administrative Report at the time of application, shall make a fair share contribution for the addition of <ol style="list-style-type: none"> 1) conversion of the eastbound right turn lane to a fourth eastbound through lane (Buildout of the County Master Plan of Arterial Highways (MPAH) scenario, MPAH Amendment scenario) 2) an additional (fourth) westbound through lane (Buildout of the MPAH scenario, MPAH Amendment scenario) 	Proof of fair share payment	Confirm payment	Prior to issuance of certificate of occupancy	Public Works		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
GPU PEIR MM 4.14-3 For future projects that occur within proximity of the Beach Boulevard/Heil Avenue intersection, a project applicant(s), as required by the Transportation Administrative Report at the time of application, shall make a fair share contribution for the addition of 1) conversion of one eastbound through lane to a second eastbound left turn lane (County Master Plan of Arterial Highways Amendment scenario)	Proof of fair share payment	Confirm payment	Prior to issuance of certificate of occupancy	Public Works		
MM TRANS-1 Vehicle Miles Traveled (VMT). Prior to issuance of a building permit, one or more of the following measures shall be implemented to reduce VMT-related impacts associated with future projects that are not able to be screened out of the VMT analysis process such that the development's VMT is below the low VMT thresholds recommended by the Office of Planning and Research or adopted by the City of Huntington Beach at the time of the development application: <ul style="list-style-type: none"> • Modify the project's-built environment characteristics to reduce VMT generated by a project. • Implement Transportation Demand Management strategies pursuant to General Plan Policy CIRC-5.A to reduce VMT generated by a project. • Participate in a Fair Share Traffic Impact Fee program or VMT mitigation banking program, if available. Examples of potential measures to reduce VMT include, but are not limited to, the following: <ul style="list-style-type: none"> • Improve or increase access to transit. • Increase access to common goods and services, such as groceries, schools, and daycare. • Incorporate affordable housing into the project. • Orient the project toward transit, bicycle, and pedestrian facilities. 	Provide proof that: <ul style="list-style-type: none"> • Project screens out of VMT analysis; or • Project has participated in a Fair Share Traffic Impact Fee program or VMT mitigation banking program 	Confirmation of compliance with City-adopted VMT Guidelines	Prior to issuance of a building permit	Community Development		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<ul style="list-style-type: none"> Improve pedestrian or bicycle networks, or transit service. Provide traffic calming. Provide bicycle parking. Limit or eliminate parking supply. Unbundle parking costs. Implement or provide access to a commute reduction program. Provide car-sharing, bike sharing, and ride-sharing programs. Provide transit passes. 						
Tribal Cultural Resources						
GPU PEIR MM 4.4-2 Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project-level applicant for future development shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to determine if site-specific development allowed under the GPU PEIR could result in a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines or disturb human remains. The investigation shall include, as determined appropriate by the archaeologist and the City of Huntington Beach, an updated records search of the South Central Coastal Information Center of the California Historical Resources Information System, updated Native American consultation, and a pedestrian survey of the area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any archaeological resources within the development area and includes recommendations and methods for eliminating or avoiding impacts on archaeological resources or human remains. The measures shall include as appropriate, subsurface testing of archaeological resources and/or construction	Proof of retention of archaeological professional to determine if a substantial adverse change would occur to an archaeological resource. Preparation of a technical report or memorandum documenting the result of archaeological resources investigation Developer shall implement all recommendations	Verify retention of qualified Archaeological professional, if necessary, and complete documentation Review and approve technical report or memorandum. If determined necessary, verify that project applicant has implemented methods identified in the technical report or memorandum for reducing impacts on	Prior to issuance of grading permit; Continued throughout ground disturbing activities, as required	Community Development		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
monitoring by a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe (e.g., the Gabrielino Tongva Nation) and/or the Native American Heritage Commission. The methods shall also include procedures for the unanticipated discovery of human remains, which shall be in accordance with §5097.98 of the State Public Resources Code and §7050.5 of California's Health and Safety Code. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the city, environmental documentation (e.g., CEQA documentation) prepared for future development allowed under the GPU PEIR shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project-level applicant shall be responsible for implementing methods for eliminating or avoiding impacts on archaeological resources identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain an archaeologist shall demonstrate non-disturbance to the city through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM 4.4-3.	of the technical report or memorandum.	archaeological resources.				
GPU PEIR MM 4.4-3 If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines §15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the	Proof of retention of archaeological professional to determine if a substantial adverse change would occur to an	Verify retention of qualified archaeological professional, if necessary, and complete documentation	Prior to issuance of grading permit; Continued throughout ground disturbing activities, as required	Community Development		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
find shall be halted and the City of Huntington Beach shall be notified. The project-level applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less than significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 form and filed with the appropriate Information Center.	archaeological resource					
Utilities and Service Systems						
GPU PEIR MM 4.15-1 The City of Huntington Beach shall require that adequate capacity in the wastewater collection system is demonstrated from the specific development site discharge location to the nearest Orange County Sanitary District main or trunk line to accommodate discharges from the specific development project. If capacity and/or conditions are demonstrated to be adequate, upgrades may not be required. If capacity and/or condition is not adequate, the City of Huntington Beach shall identify corrective action(s) required by the specific development applicant to ensure adequate capacity. Corrective action could include, but is not limited to: <ol style="list-style-type: none"> 1) Upsize/replace new sewer pipes, as identified in sewer analysis 2) Discharge assessment fees/districts to upsize/replace sewer lines at downstream locations or where contributing areas are large 3) In-lieu fees to implement system-wide wastewater collection infrastructure improvements 4) Other mechanisms as determined by the City Department of Public Works. 	Contract language and notes on grading plans and construction plans	Review and approve contract specifications and grading plans and construction plans for inclusion	Plan check prior to issuance of a grading permit	Community Development		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>Because some wastewater collection system constraints may be located far down gradient from the actual development site, several properties may serve to contribute to system capacity constraints. Therefore, the City Department of Public Works shall assess each development and system characteristics to identify the best method for achieving adequate capacity in the wastewater collection system.</p> <p>The City of Huntington Beach Department of Public Works shall review the sewer analysis and determine required corrective action(s) or if a waiver of corrective action is applicable. The site-specific development applicant shall incorporate required corrective actions into their project design and/or plan. Prior to Final Inspection, the City Department of Public Works shall ensure that required corrective action has been implemented.</p>						
<p>GPU PEIR MM 4.15-2</p> <p>Future projects under the General Plan Update shall incorporate the following measures to ensure that conservation and efficient water use practices are implemented. Project proponents, as applicable, shall:</p> <ol style="list-style-type: none"> 1) Require employees <u>and residents</u> to report leaks and water losses immediately and shall provide information and training as required to allow for efficient reporting and follow up. 2) Educate employees <u>and residents</u> about the importance and benefits of water conservation. 3) Create water conservation suggestion boxes, and place them in prominent areas. 4) Install signs in restrooms and cafeterias that encourage water conservation. 5) Assign an employee <u>or resident</u> to evaluate water conservation opportunities and effectiveness. 	Notes on construction plans and conditions, covenants and restrictions (CC&Rs), as applicable	Review construction plans prior to issuance of building permits; Review CC&Rs prior to final inspection	Prior to issuance of building permits; Prior to final inspection	Public Works		

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
6) Develop and implement a water management plan for its facilities that includes methods for reducing overall water use. 7) Conduct a water use survey to update current water use needs. (Processes and equipment are constantly upgrading, thus changing the need for water in some areas.) 8) Repair leaks. Check the water supply system for leaks and turn off unnecessary flows. 9) Utilize water-efficient irrigation systems and drought tolerant plant palette and ensure that sprinklers are directing water to landscape areas, and not to parking lots, sidewalks or other paved areas. 10) Adjust the irrigation schedule for seasonal changes. 11) Install low-flow or waterless fixtures in public and employee restrooms. 12) Instruct cleaning crews to use water efficiently for mopping. 13) Use brooms, squeegees, and wet/dry vacuums to clean surfaces before washing with water; do not use hoses as brooms. Sweep or blow paved areas to clean, rather than hosing off (applies outside, not inside). 14) Avoid washing building exteriors or other outside structures. 15) Sweep and vacuum parking lots/sidewalks/window surfaces rather than washing with water. 16) Switch from "wet" carpet cleaning methods, such as steam, to "dry," powder methods. Change window-cleaning schedule from "periodic" to "as required." 17) Set automatic optic sensors on icemakers to minimum fill levels to provide lowest possible daily requirement. Ensure units are air-cooled and not water-cooled. 18) Control the flow of water to the garbage disposal 19) Install and maintain spray rinsers for pot washing and reduce flow of spray rinsers for prewash						

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
20) Turn off dishwashers when not in use – wash only full loads 21) Scrape rather than rinse dishes before washing 22) Operate steam tables to minimize excess water use 23) Discontinue use of water softening systems where possible 24) Ensure water pressure and flows to dishwashers are set a minimum required setting. 25) Install electric eye sensors for conveyor dishwashers 26) Retrofit existing flushometer (tankless) toilets with water-saving diaphragms and coordinate automatic systems with work hours so that they don't run continuously 27) Use a shut-off nozzle on all hoses that can be adjusted down to a fine spray so that water flows only when needed. 28) Install automatic rain shutoff device on sprinkler systems 29) Launder hotel linens per room by request or after vacancy						