

RESOLUTION NO. 2022-57

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH ADOPTING ADDENDUM NO. 2 TO THE VILLAGE AT
BELLA TERRA ENVIRONMENTAL IMPACT REPORT NO. 07-03
FOR THE BELLA TERRA RESIDENTIAL PROJECT

WHEREAS, Addendum No. 2 to the Village at Bella Terra EIR (State Clearinghouse No. 89010412) was prepared by the City of Huntington Beach (City) to address the environmental impacts of the proposed Bella Terra Residential Project (the “Project”); and

On September 22, 2022, the Addendum was posted to the City of Huntington Beach website; and

On September 27, 2022 the Planning Commission of the City of Huntington Beach conducted a public hearing at which it considered the Bella Terra Residential project, Addendum No. 2 to the Village at Bella Terra Environmental Impact Report (EIR) for the Village at Bella Terra Project, and the comments and input of the interested public and stakeholders.

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby resolve as follows:

SECTION 1. The City Council finds that Addendum No. 2 to the Village at Bella Terra EIR for the Bella Terra Residential Project is complete and adequate in that it has identified all impacts of the project and that there are no known potential environmental impacts not addressed in the Addendum. Addendum No. 2 to the Village at Bella Terra EIR has been provided and will be on file with the City of Huntington Beach Department of Community Development, 2000 Main Street, Huntington Beach, California 92648.

SECTION 2. The City Council finds that although Addendum No. 2 to the Village at Bella Terra EIR identifies environmental impacts that will result if the Project is approved, the Project would not result in new or substantially more severe environmental impacts than previously identified impacts in the Village at Bella Terra EIR.

SECTION 3. The City Council finds that no “substantial evidence” (as that term is defined pursuant to CEQA Guidelines Section 15384) has been presented that would call into question the facts and conclusions in the Addendum.

SECTION 4. The City Council finds that no substantial changes to the project or circumstances and no new information of substantial importance (as that term is defined pursuant

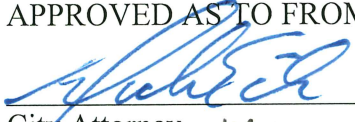
to CEQA Guidelines Section 15162) have been identified requiring the preparation of a Supplemental EIR or Subsequent EIR.

SECTION 5. The City Council finds that the Mitigation Monitoring Reporting Program establishes a mechanism and procedures for implementing and verifying the mitigation measures pursuant to Public Resources Code 2108.6 and hereby adopts the Mitigation Monitoring Reporting Program. The mitigation measures shall be incorporated into the Project prior to or concurrent with Project implementation as defined in each measure.

SECTION 6. The City Council finds that Addendum No. 2 to the Village at Bella Terra EIR reflects the independent review and judgement of the City of Huntington Beach City Council, that Addendum No. 2 to the Village at Bella Terra EIR was presented to the City Council, and that the City Council reviewed and considered the information contained in Addendum No. 2 prior to approving General Plan Amendment No. 21-001/Zoning Text Amendment No. 21-003/Site Plan Review No. 21-002/Addendum No. 2 to the Village at Bella Terra Environmental Impact Report No. 07-003 (Village at Bella Terra Project).

SECTION 7. The City Council finds that Addendum No. 2 to the Village at Bella Terra EIR serves as the adequate and appropriate environmental documentation for the Project. The City Council adopts Addendum No. 2 to the Village at Bella Terra EIR for the Bella Terra Residential Project in finding that the Addendum is complete and that it has been prepared in compliance with the California Environmental Quality Act and CEQA guidelines.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on _____, 2022.

	_____ Mayor
ATTEST:	APPROVED AS TO FROM:
_____ City Clerk	 _____ City Attorney <i>WV</i>
REVIEWED AND APPROVED:	INITIATED AND APPROVED:
_____ City Manager	 _____ Director of Community Development

A. INTRODUCTION

As part of the previous project and EIR, mitigation measures were required to reduce potential impacts to the greatest extent feasible. These mitigation measures were set forth in the approved Mitigation Monitoring and Reporting Program (MMRP) for the previous project. Similarly, mitigation measures were identified to reduce potential impact of the revised project to the greatest extent feasible. Applicable mitigation measures are discussed in each chapter of this Addendum, with the impact for which the measures are necessary. As part of the preparation of the Addendum, primarily due to the format of the document, the numbering of mitigation measures has changed from the previous EIR, as shown in this Addendum. A comprehensive comparison of mitigation measures required for both the previous and revised projects, including changes to numbering, is provided below.

As with the previous MMRP, the following table identifies required mitigation measures by resource area. Similar to what was prepared for the previous project, this table provides the specific mitigation monitoring requirements, including implementation documentation, monitoring activity, timing and responsible monitoring party. Verification of compliance with each measure is to be indicated by signature of the mitigation monitor, together with date of verification.

The MMRP shall be used by the City of Huntington Beach staff responsible for ensuring compliance with mitigation measures associated with revised project. Monitoring shall consist of review of appropriate documentation, such as plans or reports prepared by the party responsible for implementation or by field observation of the mitigation measure during implementation.

The revised project Applicant and the Applicant's Contractor shall be responsible for implementation of all mitigation measures, unless otherwise noted in the table.

Revised Project Mitigation Monitoring and Reporting Program								
<i>Revised Project Mitigation Measure No.</i>	<i>Previous Project Mitigation Measure No.</i>	<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
Aesthetics								
MM4.1-1	MM4.1-1	To the extent feasible, the Applicant shall use non-reflective façade treatments, such as matte paint or glass coatings. Prior to issuance of building permits for the proposed project, the Applicant shall indicate provision of these materials on the building plans.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning		
Air Quality								
MM4.2-1	MM4.2-1	During construction, operators of any gas or diesel fueled equipment, including vehicles, shall be encouraged to turn off equipment if not in use or left idle for more than five minutes.	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion	Plan check prior to issuance of a grading permit Perform periodic field check during construction to ensure compliance	Planning		
MM4.2-2	MM4.2-2	The Applicant shall require by contract specifications that the architectural coating (paint and primer) products used would have a low VOC rating. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a building permit.	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		
MM4.2-3	MM4.2-3	The Applicant shall require by contract specifications that electrical outlets are included in the building design of the loading docks to allow use by refrigerated delivery trucks. The proposed project Applicant shall require that all delivery trucks do not idle for more than five minutes. If loading and/or unloading of perishable goods would occur for more than five minutes, and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		

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		refrigeration units when the delivery truck engine is turned off.						
MM4.2-4	MM4.2-4	The proposed project would provide plentiful short- and long-term bicycle parking facilities to meet peak demand (generally one bike rack space per 20 vehicle/employee space).	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		
MM4.2-5	MM4.2-5	All retail and residential facilities shall ensure that current transit schedules are available in common areas for the use of employees and residents.	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		
MM4.2-6	MM4.2-6	All retail facilities in excess of 150 employees shall provide preferential vanpool/carpool employee parking.	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		
MM4.2-7	MM4.2-7	All retail facilities in excess of 150 employees shall be required to provide free parking passes to eligible employees.	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		
MM4.2-8	MM4.2-8	All residential and nonresidential coatings applied during subsequent maintenance activities shall be required to be low VOC paints with a reduction of at least 20 percent.	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		
MM4.2-9	MM4.2-9	Residential and Retail development shall implement waste reduction and recycling measures such that waste diversion from landfills equals 65 percent, the current City Standard for waste diversion.	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		

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MM4.2-10	MM4.2-10	Residential and Retail development shall use drought tolerant plants for landscaping. The following are suggestions to enhance the benefits of this measure. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCR's not requiring that front and side yards of single-family homes be planted with turf grass. Vegetable gardens, bunch grass, and low -water landscaping shall also be permitted, or even encouraged.	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		
MM4.2-11	MM4.2-11	Residential and Retail development shall implement water reduction features such that water usage is reduced by 20 percent. Water reduction features may include, but are not limited to: <ul style="list-style-type: none"> ■ Installation of water conserving irrigation systems such that watering times can be varied and that the system will shut off during rain events ■ Installation of water saving appliances ■ Installation of low-flow showers and toilets 	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		
MM4.2-12	MM4.2-12	Residential and Retail developments shall implement energy saving measures such that natural gas usage is reduced to at least 15 percent below 2008 Title 24 standards. This could include, but is not limited to, the following: <ul style="list-style-type: none"> ■ Use of light colored roofing material ■ Planting trees appropriately to provide shading 	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		

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		during the heat of the day <ul style="list-style-type: none"> ■ Increase energy efficiency of insulation, doors, and windows 						
MM4.2-13	MM4.2-13	Electrical outlets shall be located outside in the front and rear of both residential and retail development such that 20 percent of landscaping equipment can be electrically powered.	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		
MM4.2-14	MM4.2-14	Residential and Retail developments shall implement energy saving or incorporate renewable resources such that a minimum of 30 percent of the projects total electrical consumption is offset. Energy saving features may include, but are not limited to the following: <ul style="list-style-type: none"> ■ Use of Energy Star appliances ■ Use of energy saving lighting and light fixtures including dimmer switches, motion sensors, and timers ■ Addition of photovoltaic cells to offset onsite electrical usage ■ Instillation of energy efficient HVAC units 	Contract language and notes on building plans	Review and approve contract specifications and building plans for inclusion	Plan check prior to issuance of a building permit	Planning		
Biological Resources								
MM3.1-1	MM4.3-1	Nesting habitat for protected or sensitive avian species: <ol style="list-style-type: none"> 1. Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible. 2. Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 	Developer shall submit construction schedule (including grading activities) as evidence of construction overlap with breeding season.	Review schedule and field survey report, and as necessary, review and approve plans indicating construction limits	Plan check prior to issuance of a grading permit	Planning		

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		<p>14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds) a 250-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or USFWS.</p> <p>3. Completion of the nesting cycle shall be determined by qualified ornithologist or biologist.</p>	If construction occurs during relevant breeding, developer shall present a survey report (prepared by a consultant approved by the City) to the City prior to issuance of a grading permit. If nests are found, developer shall submit plans identifying nest locations and limits of construction activities.	Perform periodic field check to ensure compliance	During construction	Planning		
Cultural Resources								
MM3.1-2	MM4.4-1	The Applicant shall arrange for a qualified professional archaeological and paleontological monitor to be present during all project-related ground-disturbing activities. In addition, all construction personnel shall be informed of the need to stop work on the project site in the event of a potential find, until a qualified archaeologist or paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel will also be informed that unauthorized collection of cultural resources is prohibited.	Proof of retention of archaeological and paleontological monitor	Verify retention of qualified monitors	Plan check prior to issuance of grading permit	Planning		
				Periodic field check to ensure monitors are present	Throughout ground-disturbing activities	Planning		
MM3.1-3	MM4.4-2	If archaeological or paleontological resources are discovered during ground-disturbing activities, all construction activities within 50 feet of the find shall	Notes on grading plans	Review and approve grading plans for inclusion	Plan check prior to issuance of grading permit	Planning		

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		cease until the archaeologist/paleontologist evaluates the significance of the resource. In the absence of a determination, all archaeological and paleontological resources shall be considered significant. If the resource is determined to be significant, the archaeologist or paleontologist, as appropriate, shall prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfies the requirements of Section 21083.2 of CEQA. The archaeologist or paleontologist shall complete a report of the excavations and findings, and shall submit the report for peer review by three County-certified archaeologists or paleontologists, as appropriate. Upon approval of the report, the City shall submit the report to the South Central Coastal Information Center at California State University, Fullerton, and keep the report on file at the City of Huntington Beach.	Research design and recovery plan, if required	Review and approve research design and recovery plan	Throughout ground-disturbing activities	Peer review by three County-certified professionals		
MM3.1-4	MM4.4-3	In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the Developer shall immediately notify the City and the Orange County Coroner of the find and comply with the provisions of P.R.C. Section 5097. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials.	Notes on grading plans	Review and approve grading plans for inclusion	Plan check prior to issuance of grading permit Throughout ground-disturbing activities	Orange County Coroner Planning		

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Geology and Soils								
MM3.1-5	MM4.5-1	The grading plan prepared for the proposed project shall contain the recommendations of the final soils and geotechnical report. These recommendations shall be implemented in the design of the 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.	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		
						Building and Safety		
Hazardous Materials								
MM4.3-1	MM4.6-1	In the event that soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction in the project area, construction activities in the immediate vicinity of the contamination shall cease immediately. For soil and/or groundwater impacts, Risk Management Plan(s) shall be submitted to the appropriate agencies (e.g., Huntington Beach Fire Department HBFD, Orange County Health Care Agency OCHCA, Air Quality Management District AQMD, Regional Water Quality Control Board RWQCB) for review and approval. The Plan(s) shall (1) identify the contaminants of concern and the potential risk each contaminant would pose to human health and/or the environment during construction and post-development and (2) describe measures to be taken to protect workers, and the public, and/or the environment from exposure to potential site hazards. Such measures could include a range of options,	Risk Management Plan & Site Health and Safety Plan	Review and approve any grading plans for inclusion	Plan check prior to issuance of any grading permit	Fire		

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		including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. A Site Health and Safety Plan that meets California Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.						
MM4.3-2	MM4.6-2	Prior to the issuance of grading permits, the project shall comply with HBFD City Specification No. 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared and submitted by the Applicant to the HBFD for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered in the soil on the project site, the Applicant's grading, building and methane plans shall reference that a sub-slab methane barrier and vent system will be installed at the project site per City Specification No. 429, prior to plan approval. If required by the HBFD, additional methane mitigation measures to reduce the level of methane gas to acceptable levels shall be implemented.	Methane Testing Plan	Review and approval of testing plan	Prior to commencement of sampling	Fire		
			Notes on building and methane plans	Review and approve building and methane gas plans for appropriate documentation	Prior to issuance of any grading permit and during construction	Fire		
MM4.3-3	MM4.6-3	Prior to project implementation, the Applicant shall submit for approval a soil testing and management work plan to the appropriate agencies (including the HBFD, OCHCA, AQMD, RWQCB) for review and approval. All native and imported soils associated with the proposed project site shall meet the standards outlined under the City's Specification No. 431-92 prior to the approval of grading plans and building plans by the HBFD, and any other appropriate federal, state, local requirements. Additionally, all work at the project site shall conform to the City's Public Works Department requirements	Soil Testing Work Plan	Review and approve soil testing work plan	Prior to issuance of any grading permit	Fire		
			Contract language	Review and approve haul route plans	Prior to issuance of haul permits	Public Works		

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		(i.e., haul route permits).						
Hydrology and Water Quality								
MM3.1-6	MM4.7-1	<p>The Applicant shall prepare a City of Huntington Beach-approved Water Quality Management Plan in accordance with the DAMP requirements for a Project WQMP and measures described below.</p> <p>A final WQMP shall be prepared to satisfy the requirements of the DAMP and City LIP. The final WQMP shall incorporate water quality BMPs for all improved phases of the proposed project. Prior to receiving a precise grading permit, three signed copies and an electronic copy on CD (.pdf or .doc format) shall be submitted to the Public Works Department. The final WQMP shall include the following additional requirements:</p> <p>Project and Site Characterization Requirements</p> <ul style="list-style-type: none"> ■ Entitlement Application numbers and site address shall be included on the title sheet of the WQMP ■ In project description section, explain whether proposed use includes onsite food preparation, eating areas (if not please state), outdoor activities to be expected, vehicle maintenance, service, washing cleaning (if prohibited onsite, please state). ■ All potential pollutants of concern for the proposed project land use type as per Table 7.II-1 of the Orange County Model Water Quality Management Plan shall be identified ■ A narrative describing how all potential pollutants of concern will be addressed through the implementation of BMPs and describing how site design BMP concepts will be considered and 	Water Quality Management Plan	Review and approve WQMP	Prior to receiving a precise grading permit	Public Works		

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		<p>incorporated into the project design shall be included.</p> <ul style="list-style-type: none"> Existing soil types and estimated percentages of perviousness for existing and proposed conditions shall be identified In Section I of the WQMP, state verbatim the Development Requirements from the Planning Department's letter to the Applicant. A figure showing the selected treatment BMPs and drainage areas shall be included in the WQMP. <p><u>Structural Treatment BMPs</u></p> <ul style="list-style-type: none"> Infiltration-type BMPs shall not be used. These would not be suitable or feasible for the project site because, as mentioned above, the project site soils have a shallow depth to seasonal high groundwater. Wet swales and grassed channels shall not be used because of the slow infiltration rates of project site soils and potentially shallow depth to groundwater Dry and wet detention basins and constructed wetlands are not recommended for the project site because of the amount of area required for treatment and potential impacts to shallow groundwater. Additionally, wet detention basins would require approval by the vector control agency. If proprietary Structural Treatment Control devices are used, they shall be sited and designed also in compliance with the manufacturers design criteria. Treatment BMPs shall be selected such that 						

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		<p>standing water drains within 24 hours or as required by the City's vector control.</p> <ul style="list-style-type: none"> ■ Excess stormwater runoff shall bypass the treatment 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 BMP for removing the pollutants of concern shall be documented. ■ The WQMP shall incorporate water efficient landscaping using drought tolerant, native plants in accordance with Landscape and Irrigation Plans as set forth by the Association (see below). ■ Pet waste stations shall be provided and maintained. ■ Building materials shall minimize exposure of bare metals to stormwater. Copper or Zinc roofing materials, including downspouts, shall not be used. Bare metal surfaces shall be painted with non-lead containing paint. <p>For all structural treatment and source control BMPs, the WQMP shall identify the responsible party, such as a Master Residential Association and Master Commercial Association or property owner, for maintenance of the treatment system, and a funding source or sources for its operation and maintenance. The term Association refers to the responsible party. Operations and maintenance BMPs shall include, but not be limited to:</p> <ul style="list-style-type: none"> ■ The Association shall dictate minimum landscape maintenance standards and tree trimming requirements for the total project site. Landscape maintenance must be performed by 						

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		<p>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 runoff or irrigation waters.</p> <ul style="list-style-type: none"> ■ The Association shall have the power and duty to establish, oversee, guide, and require proper maintenance and tree trimming procedures per the ANSI A-300 Standards as established by the International Society of Arborist. The Association shall require that all trees be trimmed by or under the direct observation/direction of a licensed/certified Arborist, for the entire The Village at Bella Terra improvement area. The Association shall establish minimum standards for maintenance for the total community, and establish enforcement thereof for the total community. The Association shall rectify problems arising from incorrect tree trimming, chemical applications, and other maintenance within the total community. ■ Landscape irrigation shall be performed in accordance with an Irrigation Management Plan to minimize excess irrigation contributing to dry- and wet-weather runoff. If automated sprinklers are used, they shall be inspected at least quarterly and adjusted yearly to minimize 						

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		<p>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> <ul style="list-style-type: none"> ■ Proprietary stormwater treatment systems maintenance shall be in accordance with the manufacturer's recommendations. If a non-proprietary treatment system is used, maintenance shall be in accordance with standard practices as identified in the CASQA (2003) handbooks, City BMP guidelines, or other City-accepted guidance. ■ Education programs. Signage, enforcement of pet waste controls, and public education would improve use and compliance, and therefore, effectiveness of this BMP and reduce potential for hazardous materials and other waste in stormwater runoff. The Association shall prepare and install appropriate signage, disseminate information to residents and retail businesses, and include pet waste controls in the Association agreement/Conditions, Covenants, and Restrictions. ■ Street sweeping shall be performed at an adequate frequency to prevent build up of pollutants (see http://www.fhwa.dot.gov/environment/ultraurb/ for street sweeping effectiveness). ■ Maintenance Plan. The Association shall develop a maintenance plan for BMPs and facilities identifying responsible parties and maintenance schedules and appropriate BMPs to minimize discharges of contaminants to storm 						

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		<p>drain systems during maintenance operations. No discharge of building or courtyard/open space wash water shall enter the storm drain system unless treated and approved by the City of Huntington Beach.</p> <ul style="list-style-type: none"> ■ Reporting requirements: the Association shall prepare an annual report and submit the annual report to the City of Huntington Beach documenting the BMPs operations and maintenance conducted that year. The annual report shall also address the potential system deficiencies and corrective actions taken or planned. <p>The Applicant is encouraged to consider the following BMPs:</p> <ul style="list-style-type: none"> ■ Use of porous concrete or asphalt (if acceptable to the Geotechnical Engineer) or other pervious pavement for driveways, paths, sidewalks, and courtyards/open space areas to the maximum extent practicable will reduce pollutants in stormwater runoff as well as provide some detention within the material void space. If porous paver blocks are used, they must be adequately maintained to provide continued porosity (effectiveness). ■ Incorporation of rain gardens or cisterns to reuse runoff for landscape irrigation ■ Site design and landscape planning to group water use requirements for efficient irrigation ■ Sand filters or other filters(including media filters) for rooftop runoff ■ Dry swales a dry swale treatment system could be used if sufficient area, slope gradient, and length of swale could be incorporated into the 						

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<i>Revised Project Mitigation Measure No.</i>	<i>Previous Project Mitigation Measure No.</i>	<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
		<p>project design (PBS&J 2008). Dry swales could remove substantial amounts of nutrients, suspended solids, metals, and petroleum hydrocarbons (PBS&J 2008).</p> <ul style="list-style-type: none"> Other proprietary treatment devices (if supporting documentation is provided) <p>These BMPs shall not be used because they have not been shown to be effective in many situations. Therefore, unless sufficient objective studies and review are available and supplied with the WQMP to correctly size devices and to document expected pollutant removal rates the WQMP shall not include:</p> <ul style="list-style-type: none"> Hydrodynamic separator type devices as a BMP for removing any pollutant except trash and gross particulates Oil and Grit separators 						
CofA3.1-1	CofA4.7-1	Prior to receiving a precise grading or building permit, the Applicant shall prepare a site Grading and Drainage Plan containing the recommendations of the final Soils and Geotechnical Reports analysis for temporary and permanent groundwater dewatering as well as for surface drainage.	Grading and Drainage Plan	Review and approval of Grading and Drainage Plan	Prior to issuance of a precise grading or building permit	Public Works		
MM3.1-7	MM4.7-2	The Applicant shall 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. Based on the Groundwater Hydrology Study, the Geotechnical, Hydrogeologic, or other qualified Engineer shall determine whether permanent groundwater dewatering is feasible within the constraints of a safe pumping level. The project Applicant shall incorporate the qualified Engineers designs and recommendations into project plans. If safe groundwater dewatering is determined to not be	Groundwater Hydrology Study	Review and approve Groundwater Hydrology Study	Prior to issuance of a precise grading permit	Public Works		

Revised Project Mitigation Monitoring and Reporting Program								
<i>Revised Project Mitigation Measure No.</i>	<i>Previous Project Mitigation Measure No.</i>	<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
		feasible, permanent groundwater dewatering shall not be implemented. The City's Director of Public Works shall approve or disapprove of any permanent groundwater dewatering based on the Groundwater Hydrology Study and qualified Engineer recommendations.						
MM3.1-8	MM4.7-3	Prepare a Hydrology and Hydraulics Study and City-approved Site Development and Drainage Plan and reduce peak runoff rates to the existing conditions 25-year storm event peak runoff rate; the design capacity of the City storm drainage channels.	Site Development and Drainage Plan	Review and approve plan	Prior to issuance of a precise grading permit	Public Works		
		Prior to receiving a precise grading permit, the project Applicant shall:	Hydrology and Hydraulics Study	Review and approve study	Prior to issuance of a precise grading permit	Public Works		
		<ul style="list-style-type: none"> ■ Prepare a Site Development and Drainage Plan ■ Prepare an existing and proposed project Hydrology and Hydraulics Study based on the Site Development and Drainage Plan. The existing hydrology shall include an evaluation of run-on to the project site because of spillage from the Bella Terra Mall drainage system, north of the Montgomery Ward Site. ■ Implement stormwater detention BMPs, based on the Hydrology and Hydraulics Study, for all storm events up to the 100-year storm event, to ensure that peak flow rates from the project site to the off-site storm drain system do not exceed the existing 25-year storm event peak flow rate. ■ Analyze existing street flow capacity to determine exceedance of any design criteria and guidelines from the City's MPD. ■ Additionally, stormwater detention BMPs shall be implemented such that areas draining to the existing piped storm drain systems do not exceed existing peak flow rates for the 10- and 	Precise final grading and street improvement plans and studies	Inspect project site; verify that drainage is in accordance with the Final Drainage Plan and that required detention/storm drain system improvements have been implemented.	Following grading, excavation, and installation of utilities	Public Works		

Revised Project Mitigation Monitoring and Reporting Program								
<i>Revised Project Mitigation Measure No.</i>	<i>Previous Project Mitigation Measure No.</i>	<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
		<p>25-year storm events and that peak flows to local streets do not exceed MPD and City design guidelines:</p> <ul style="list-style-type: none"> > In accordance with the MPD, streets must be designed to leave at least one-lane free of ponded water in each direction for conveyance of the 10-year storm event, must be contained within the curbs for the 25-year storm event, cannot exceed 0.2 foot above the street curbs for the 50-year storm event, and cannot exceed 0.5 foot above the street curbs for the 100-year storm event. > The internal storm drain system must be adequate to detain sufficient stormwater runoff such that the street flow requirements are not exceeded. > Surface ponding or sump areas on the site will be limited to a maximum depth of 8-inches, and shall be distributed to areas away from building pads, and remote areas of parking lots. > Surface ponding or sump areas shall not exceed 1/3 of the proposed parking area in surface area. If there are proposed underground parking structures, they shall not be used for retention or storage, unless approved by the Director of Public Works. ■ Stormwater retention areas shall be analyzed for back-to-back 24-hour 100-year storm events per the requirements of the Orange County Flood Control Manual. ■ The final Hydrology and Hydraulics Study shall identify and evaluate the routing through the project site in relation to the new buildings, 						

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<i>Revised Project Mitigation Measure No.</i>	<i>Previous Project Mitigation Measure No.</i>	<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
		<p>landscaping, utilities, and others. Sufficient detention, provided to mitigate constrained capacities in the Bella Terra Mall drainage system, shall be implemented for run-on from north of the Montgomery Ward site onto the project site.</p> <ul style="list-style-type: none"> ■ The final Hydrology and Hydraulics Study shall incorporate all NPDES requirements in effect at the time that the precise grading permit is anticipated to be issued or when the study is accepted as complete. ■ Precise final grading and street improvement plans and studies shall be submitted to the Public Works Department for review and approval. The project developer shall incorporate into a final Drainage Plan all recommendations and requirements identified the review of the final Hydrology and Hydraulics Study and identified stormwater detention requirements/features. <p>Following grading, excavation, and installation of utilities, the Public Works Department shall inspect the project site and verify that project site drainage is in accordance with the Final Drainage Plan and that required detention/storm drain system improvements have been implemented.</p>						
MM3.1-9	MM4.7-4	<p>The Applicant shall design and implement project site drainage features to minimize stormwater runoff and flood waters from entering into any proposed underground parking structures or otherwise contribute to flood hazards and shall incorporate flood-proofing and hydrostatic pressure measures for all below-ground structures.</p> <p>Prior to receiving a precise grading or building permit, the Applicant shall prepare a Precise Grading</p>	Precise Grading and Site Development and Drainage Plan	Review and approval of Grading and Site Development and Drainage Plan	Prior to issuance of a precise grading or building permit	Public Works		

Revised Project Mitigation Monitoring and Reporting Program								
<i>Revised Project Mitigation Measure No.</i>	<i>Previous Project Mitigation Measure No.</i>	<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
		<p>and Site Development and Drainage Plan identifying BMPs to minimize underground structure flooding. The Precise Grading and Site Development and Drainage Plan shall implement design features to minimize flooding of underground structures such as, but not limited to:</p> <ul style="list-style-type: none"> ■ Grade areas to drain away from the structure entryways ■ Implement runoff prevention (e.g., berms or dikes) to direct project site runoff and flood flows away from underground structure entryways ■ Elevate underground structure entryways to two-feet above the existing grade (approximate depth of potential flooding from the East Garden Grove-Wintersburg Channel) ■ Implement sumps and pumps within the underground structures to remove any runoff entering the underground structures (this measure shall also be subject to the WQMP and DAMP BMP requirements for discharge treatment and disposal) <p>Additionally, the Applicant shall incorporate flood-proofing measures to prevent seepage flooding. Underground structures materials and design shall be in accordance with FEMA floodplain development requirements and the 2007 California Building Code for structures subject to flooding and hydrostatic pressures.</p> <ul style="list-style-type: none"> ■ The geotechnical engineer and/or waterproofing specialist shall prepare design requirements for flood-proofing the underground structures and ensuring that structures are build to withstand hydrostatic pressures. ■ Any utilities located in below grade structures 						

Revised Project Mitigation Monitoring and Reporting Program								
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		<p>shall be protected from ponding water and seepage in accordance with the geotechnical engineer recommendations and 2007 California Building Code.</p> <p>The Applicant shall also design on-site runoff to drain away from building foundations and shall not allow for more than 8 inches of ponding at any location on-site.</p>						
Noise								
MM4.5-1	MM4.9-1	<p>The 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"> ■ Notification shall be mailed to owners and occupants of all developed land uses immediately bordering or directly across the street from the project site area 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 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, and the police department. ■ Ensure that construction equipment is properly muffled according to industry standards ■ Utilize the best available technology to reduce 	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion	Plan check prior to issuance of a grading permit	Planning		

Revised Project Mitigation Monitoring and Reporting Program								
<i>Revised Project Mitigation Measure No.</i>	<i>Previous Project Mitigation Measure No.</i>	<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
		<p>noise levels from pile driving activities, including but not limited to the use of noise blankets or temporary sound barriers</p> <ul style="list-style-type: none"> ■ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible ■ Schedule pile-driving activities between the hours of 8:00 A.M. and 4:00 P.M. on Mondays through Fridays only. 						
MM4.5-2	MM4.9-2	The Applicant shall require by contract specifications that construction staging areas, along with the operation of earthmoving equipment within the project site, are 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 and approved by the City.	Contract language and notes on grading plans	Review and approve grading plans for inclusion	Prior to issuance of a grading permit	Planning		
MM4.5-3	MM4.9-3	Prior to issuance of building permits, the Applicant shall submit an acoustical study, prepared by a certified acoustical engineer, to ensure that exterior (e.g., patios and balconies) and interior noise levels would not exceed the standards set forth in the City of Huntington Beach Municipal Code Sections 8.40.050 through 8.40.070. Final project design shall 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 any special design measures	Prior to issuance of building permits	Planning		
Public Services								
MM3.1-10	MM4.11-1	Radio antenna receivers (BDA's) shall be installed in all underground parking structures in order to allow emergency responders to use their radio systems.	Final building plans	Review and approval of building plans for inclusion	Prior to issuance of a building permit	Planning		

Revised Project Mitigation Monitoring and Reporting Program								
<i>Revised Project Mitigation Measure No.</i>	<i>Previous Project Mitigation Measure No.</i>	<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
Transportation/Traffic								
MM4.6-1	MM4.13-1	The Applicant shall provide funds on a fair share basis to the City of Huntington Beach to construct either an additional northbound through lane or an additional westbound through lane at the intersection of Beach Boulevard and Edinger Avenue.	Proof of fair share payment	Confirm payment	Prior to issuance of certificate of occupancy	Public Works		
Utilities and Service Systems								
MM3.1-11	MM4.14-1	Prior to issuance of a building permit for the proposed project, the existing 10-inch stubout connection shall be replaced with a stubout, whose size will be determined with a sewer study, to the 69-inch OCSD trunk sewer line so that a replacement sewer lateral can be installed to service the development. The sewer study shall also evaluate the condition of the existing OCSD manhole in Edinger Avenue to determine if the manhole requires rehabilitation. In addition, a second 12-inch point of connection shall be constructed for additional capacity, if necessary.	Sewer Study	Review and approval of study	Prior to issuance of a grading permit	Public Works		
			Infrastructure Improvement Plans	Review and approval of infrastructure plans	Prior to issuance of a building permit	Public Works		

