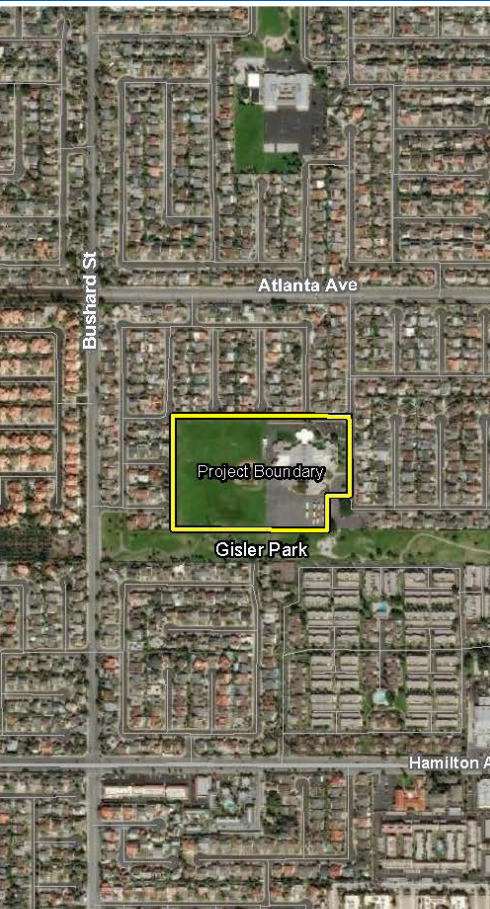


MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Gisler Residential Project



September 2021

Prepared for:
City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648

P S O M A S

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MITIGATION MONITORING AND REPORTING PROGRAM

1.1 INTRODUCTION

In accordance with the requirements of Section 21081.6 of the *California Public Resources Code*, and as part of its certification of the adequacy of Initial Study/Mitigated Negative Declaration (IS/MND) for the Gisler Residential Project, the City Council (Council) of the City of Huntington Beach (City) adopts the following Mitigation Monitoring and Reporting Program (MMRP or Program). The Council adopts this MMRP in its capacity as the lead agency for IS/MND in accordance with the provisions of the California Environmental Quality Act (CEQA) (*California Public Resources Code* Section 21000 et seq.) and the State CEQA Guidelines (*California Code of Regulations*, Title 14, Section 15000 et seq.).

The principal purpose of the MMRP is to ensure that the Council-approved mitigation measures and regulatory requirements for the adopted Project are reported and monitored to ensure compliance with the measures' requirements. In general, City of Huntington Beach, Community Development Department is responsible for overseeing implementation and completion of the adopted measures. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the attached MMRP Table. However, the Council retains overall responsibility for verifying implementation of all adopted mitigation measures.

1.2 MITIGATION MONITORING PROCEDURES

The City is the designated lead agency for the MMRP. The Community Development Department is responsible for reviewing all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the MMRP Table.

1.3 MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is provided in tabular format to facilitate effective tracking and documentation of the status of regulatory requirements and mitigation measures. The attached MMRP Table provides the following monitoring information:

- **Regulatory Requirements.** The text of all adopted Regulatory Requirements for the Project from the IS/MND.
- **Mitigation Measures.** The text of all adopted mitigation measures for the Project from IS/MND.
- **Responsible for Implementation.** The Project Applicant or designated representative is the responsible party for implementing the measure, and the City of Huntington Beach or a designated representative is responsible for monitoring implementation of the measure, unless noted differently.
- **Timing of Mitigation.** A time frame is provided for performance of the regulatory requirements and mitigation measure, and the points selected are designed to ensure that impact-related components do not proceed without establishing that the mitigation is implemented.

- **Responsibility for Monitoring.** The City Department(s) or other public agency(ies) responsible for overseeing the implementation and completion of each measure.
- **Completion Date.** The date the measure is completed. This column of the MMRP Table is to be filled in by the approving/verifying authority at a later date. Upon completion, the MMRP and associated documentation will be kept on file at the City of Huntington Beach Community Development Department, Planning Division.

1.4 PROJECT LOCATION AND SITE ACCESS

The approximate 13.64-acre Project site is in the southeastern portion of the City of Huntington Beach, in Orange County, California. The site is located at 21141 Strathmoor Lane and is generally surrounded by single-family residential to the north, east and west, and Gisler Park to the south. A City parking lot is also located to the east. The site is approximately 3.6 miles south of Interstate 405 (I-405); 1.4 miles north of State Route 1 (SR-1); and 2.5 miles west of SR-55.

1.5 PROJECT DESCRIPTION

1.5.1 RESIDENTIAL LAND USE

The proposed Gisler Residential Project involves construction of an 85-unit single-family detached residential development on an approximately 13.64-acre site with a density of 6.23 dwelling units per gross acre (du/ac). The existing vacant building and associated site improvements would be demolished to accommodate the proposed Project.

As a Planned Unit Development (PUD), the homes are proposed on approximately minimum 4,661 sf lots, with a minimum lot width of 50 feet (ft). The proposed development would include three plan types, with three elevation styles for each plan. The plans range from approximately 2,800 sf to 3,300 sf in size, with up to five bedrooms and three bathrooms, and two- or three-car garages. Rear yards range from minimum depths of 22± ft internally to more than 40 ft along the western and southern property lines. The proposed residences would all be solar-equipped and energy efficient and in compliance with the strict Building Efficiency Standards – Title 24 mandated in the 2019 code update.

The proposed development would be accessed only from Strathmoor Lane, and a 24-foot wide emergency access is also proposed from Bluefield Drive to the north of the site. The layout of the internal streets is similar to the adjacent residential developments. A hierarchy of landscaping, including trees, shrubs, and turf would be provided to soften edge conditions that would include thematic masonry yard walls. Improvements are proposed to the existing active open space immediately to the south at the Gisler Park.

1.5.2 ENERGY EFFICIENCY

As indicated above, the proposed residential units would be in compliance with the strict Building Efficiency Standards – Title 24 mandated in the 2019 code update. According to the California Energy Commission (CEC), single-family units built in compliance with the 2019 standards use about 7 percent less energy due to energy efficiency measures versus those built under the 2016 standards. Additionally, with solar electricity generation factored in, residential

units built under the 2019 standards would use about 53 percent less energy than those under the 2016 standards. The proposed residential development would include the following components:

- **Solar Photovoltaic Systems.** The systems would be sized based on estimated demand to power the units' electrical loads, including plug-in appliances.
- **Building Envelope.** Strengthened insulation would be used in attics, walls, and window to improve comfort and energy savings and avoid dependence on mechanical systems for temperature regulation.
- **Healthy Indoor Air Quality.** Highly efficient filters that trap hazardous particulates from outdoor air as well as high efficiency ventilation systems would be utilized.
- **Ultra-Low NO_x Furnaces.** Furnaces installed would be South Coast Air Quality Management District (SCAQMD)-certified and meet the required emissions level of 14ng/J NO_x for single-family units. Per the SCAQMD, Ultra-Low NO_x furnaces reduce smog-forming NO_x emissions from residential space heating.

1.5.3 PROJECT ACCESS/PARKING

The Gisler Residential Project would be accessed only from Strathmoor Lane, and a 24-foot wide emergency access is also provided from Bluefield Drive to the north of the site. The mid-block entry from Strathmoor Lane is in accordance with City requirements. A total of seven units would front on Strathmoor Lane, and the remaining 78 units would be accessed through private streets, which would connect to Strathmoor Lane at the main access point.

The layout of the proposed internal streets is similar to the adjacent single-family residential units and the streets meet City Standard, with widths of 40 ft curb to curb, for a total 52 ft wide public right-of-way. The private streets within the development would include sidewalks.

The proposed street widths, as discussed above, accommodate double-loaded on-street parking throughout the entire neighborhood, with the exception of the short section at the entry. The proposed Project would comply with the City's parking requirements.

1.5.4 CONCEPTUAL LANDSCAPE PLAN

The proposed conceptual landscape plan would include a hierarchy of plant materials including trees, vines, shrubs, and turf throughout the Project site, and in open space areas. A layered landscape concept along the northern portion of the Project site would provide a buffer between the Project site and the existing adjacent residential development and the public right-of-way (ROW). The landscape in this area would be maintained by the homeowners association (HOA). Landscape screening is also proposed for the City's Gisler Park parking lot and along the entire southern edge shared with Gisler Park.

Common area HOA lots are located along the Project's Bluefield Drive frontage; the northern edge of "B" Street; the ends and corners of each internal residential blocks; both sides of Street "A" at the entry; at the mid-block traffic chokers; and the open space Lot "A". Additionally, the Project entry would be highlighted with substantial landscaping and entry monumentation. A variety of trees of different sizes and colors are proposed throughout the development,

including: Star Pine (*Araucaria spp.*), Palo Verde (*Cercidium x 'Desert Museum'*), Mediterranean Fan Palm (*Chamaerops humilis*), Carrotwood Tree (*Cupaniopsis anacardioides*), Dragon Tree (*Dracaena drago*), and more.

The Applicant would install 36-inch box trees in each front yard and leave the balance of the front and rear yards for future homeowners' personalized landscaping. Project landscaping would comply with all landscape irrigation efficiency code requirements in effect at the time of development.

There is also a 0.23-acre passive open space area provided in the southeast corner of the site above the underground water quality detention basin. This area would be planted with turf and vertical trees at its perimeters. A concrete walk would surround the open turf on four sides and connect to the sidewalk. Additionally, benches and canopy trees would be provided along the eastern edge of the open turf.

1.5.5 GISLER PARK IMPROVEMENTS

Gisler Park, a public park, is located immediately adjacent and to the south of the Project site. The Project proposes improvements to the existing park, which is located on Southern California Edison (SCE) property. The City has a license agreement with SCE to operate and maintain the park. The proposed improvements include the replacement of the existing concrete pathway that runs throughout the linear park and the replacement of existing tot lot play area. These proposed improvements are considered to be a public benefit to the existing community in return and as a requirement for the approval of a Planned Units Development (PUD) to allow the proposed reduced lot size and width. The proposed improvements would:

- Replace the existing walkway system with a 10-foot wide natural gray concrete walk. The wider walkway would better accommodate bi-directional pedestrian traffic flow. As part of the walkway replacement, the walkway's alignment will be adjusted to improve pedestrian circulation and service vehicle access to the park.
- At the walkway entrances at Bushard Street and Panacea Drive, replace and relocate damaged bollards to behind the sidewalk. Other hardscape improvements include the removal and replacement of the existing pedestrian ramps at both entrances to bring them in compliance with Americans with Disabilities Act (ADA).
- Improve connectivity to the tot lots and main walkway from existing homes to the south by installing additional walkways.
- Replace three existing tot lot sand areas with a single, large tot lot play area and rubberized play surface. Tot Lot improvements would feature new play equipment for various age ranges and include new site furniture at the playground area.
- Replace the tree at Gisler Park public parking lot that was recently removed by the City due to wind damage at the park entrance.
- Remove and replace the existing walkway to the Project site with turf.
- Add new trash cans throughout the park to replace existing cans.

The proposed improvements would help reduce the maintenance cost of the existing condition of the Gisler Park. The above improvements are anticipated to not expand beyond the City's

current license agreement with SCE or result in issues pertaining to clearance with the above ground high-voltage transmission lines that run through the length of the park.

1.5.6 CONSTRUCTION ACTIVITIES

Construction activities are anticipated to begin in early 2022 and occur in a single phase, through April 2025, for a total of 40 months. Construction activities would start with demolition and land development, including grading and infrastructure. The housing construction stage is a continuous process, comprised of smaller sub-phases that include construction of small numbers of units, which would start every two to four months, based on sales absorption.

Construction activity would generally occur between 7:30am to 5:00pm, Monday to Friday, and if required on Saturdays, in accordance with the Huntington Beach Municipal Code.

DEMOLITION

Implementation of the Project would include demolition of the existing building and onsite crushing of concrete and pavement, which would result in export of materials from the Project site. Demolition activities would commence in start after issuance of required permits and have a duration of less than four months. The street widths shall comply with the fire lane requirements stated in the HBFD's City Specification #401. Street widths with parallel parking on either side of the street shall be a minimum 40 ft, and parallel parking on one side of the street shall be at least 32 ft.

A portion of the construction and demolition (C&D) debris (65 percent) would be recycled, reused, and/or salvaged in compliance with the California Green Building Standards Code (CALGreen Code), as adopted by the Huntington Beach Code. Materials that cannot be recycled, reused, or salvaged would be transported to one of the Orange County Waste & Recycling local landfill (i.e., Frank R. Bowerman, Prima Deshecha, or Olinda Alpha). Any hazardous materials (e.g., asbestos-containing materials and lead-based paint) encountered during demolition would be handled and disposed of in accordance with South Coast Air Quality Management District (SCAQMD) rules and other pertinent regulations.

GRADING/CONSTRUCTION

The proposed grading of the site would retain the relatively flat topography. Grading activities are anticipated to occur over a period of 4 months starting in starting in early 2022 . Grading activities would include an estimated 12,000 cubic yards of cut and 62,000 cubic yards of fill and require approximately 50,000 cubic yards of import continuous process, as indicated above. It consists of smaller sub-phases, which would start every two to four months depending on sales absorption. Construction activities would utilize standard construction equipment, including earth-moving equipment, trucks, and forklifts. Construction activities and construction staging would mainly occur within the Project site boundaries. Implementation of traffic control measures during demolition and construction activities would minimize obstruction of vehicular traffic on public roadways in the vicinity of the Project site.

During the grading and construction, fire/emergency access to the site would be maintained in compliance with California Fire Code Chapter 33, Fire Safety during Construction and Demolition, as well as Huntington Beach Fire Code Section 17.56.480.

INFRASTRUCTURE IMPROVEMENTS

The proposed utility improvements would consist of private storm drain, private sewer system including a lift station, public domestic water system, and a private water quality facility. The majority of the proposed site drainage would be conveyed via surface flow and a series of catch basins and storm drain pipes to drain in the southeasterly direction to a detention vault. The detention vault would detain peak storm flows and store the water quality treatment volume.

The low flows would be pumped up from the detention vault to a Modular Wetland System for treatment. The treated and detained storm flows would exit the site to a proposed public storm drain connection in Effingham Drive through the City's Gisler Park parking lot and by street flow onto Strathmoor Lane.

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
<i>Aesthetics</i>				
RR AES-1 Design Review Board. As part of the entitlement and review by the Design Review Board, the Project Applicant shall submit proposed site development and building plans for the review and approval by the City. The City shall review these plans for compliance with pertinent requirements in the General Plan, Huntington Beach Zoning and Subdivision Ordinance and Design Guidelines.	Project Applicant/ Developer	During Design Review	City of Huntington Beach Community Development Department	
<i>Air Quality</i>				
RR AQ-1 All construction activities shall be conducted in compliance with South Coast Air Quality Management District's Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance. Contractor compliance with Rule 403 requirements shall be mandated in the contractor's specifications.	Project Applicant/ Developer	During construction	City of Huntington Beach Public Works Department	
RR AQ-2 All construction activities shall be conducted in compliance with South Coast Air Quality Management District Rule 402, Nuisance, which states that a project shall not "discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property".	Project Applicant/ Developer/ Construction Contractor	During construction (at the time of mobilization of each applicable unit of equipment)	City of Huntington Beach Public Works Department	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
Biological Resources				
RR BIO-1 Per the City of Huntington Beach – Memorandum CI-74 – Tree Replacement for CEQA Compliance, dated October 1, 2005, projects built since 1973 have been required to comply with CEQA, HBZSO landscaping requirements, and approved landscaping plan, if applicable. On these projects, removal of mature trees as part of remodel or redevelopment requires replacement on a 1:1 basis (one 36-inch box trees for every tree removed). In general, large stature trees are defined as having a minimum 10-inch diameter trunk at approximately 4 feet height from the adjoining ground.	Project Applicant/ Developer	Prior to landscaping plan approval	City of Huntington Beach Community Development Department	
MM BIO-1 Prior to the issuance of any grading permits, the Community Development Director or designee shall verify that the following requirements for nesting birds and preconstruction survey are completed by the Project Applicant: <ul style="list-style-type: none"> The start of site-preparation activities shall be scheduled outside of the bird nesting and breeding season (typically March 1 through August 15). If site-preparation activities start during the nesting season, a qualified Biologist shall conduct a nesting bird survey in potential bird nesting areas within 200 feet of any proposed disturbance. The survey shall be conducted no more than three days prior to the start of any ground disturbance activities. 	Project Applicant/ Developer	Prior to issuance of a grading permit	City of Huntington Beach Community Development Department	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
<ul style="list-style-type: none"> If active nests of bird species protected by the Migratory Bird Treaty Act (MBTA) and/or the California Fish and Game Code (which, together, apply to all native nesting bird species) are present in the impact area or within 200 feet of the impact area, a temporary buffer fence shall be erected a minimum of 200 feet around the nest site. This temporary buffer may be greater or lesser depending on the bird species and type of disturbance, as determined by the Biologist. Clearing and/or construction within temporarily fenced areas shall be postponed or halted until juveniles have fledged from the nest and there is no evidence of a second nesting attempt. The Biologist shall serve as a construction monitor during those periods when disturbance activities occur near active nest areas to ensure that no inadvertent impacts on these nests would occur. 				
<i>Cultural Resources</i>				
RR CUL-1 If human remains are encountered during any Project-related ground-disturbing activities, Section 7050.5 of the California Health and Safety Code states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition of the materials pursuant to Section 5097.98 of the California Public Resources Code. The provisions of Section 15064.5 of the California Environmental Quality Act Guidelines shall also be followed. The County Coroner must be notified of the	Project Applicant/ Developer/ Monitor	During ground disturbing activities	City of Huntington Beach Community Development Department	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
<p>find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC). The NAHC will determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The descendent must complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. These requirements shall be included as notes on the contractor specification and verified by the Community Development Department, prior to issuance of grading permits. This measure shall be implemented to the satisfaction of the City in consultation with the County Coroner.</p>				
<p>MM CUL-1 A qualified archaeologist (the "Project Archaeologist") that meets the Secretary of Interior Standards (SOI) shall be retained prior to the start of grading for Project-related construction. The Project Archaeologist shall monitor all ground-disturbing activities within the areas of native soil (i.e., below existing areas of artificial fill from previous construction). If archaeological or historical resources are encountered during implementation of any phase of the Project, the Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity of the find in order to make an evaluation of the find.</p>	<p>Applicant/ archaeologist</p>	<p>Prior to issuance of the first grading permit</p>	<p>City of Huntington Beach Community Development Department</p>	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
Geology and Soils				
RR GEO-1 The Project shall be designed and constructed in compliance with the 2019 California Building Code (CBC) Design Parameters or the most current CBC adopted in the City's Municipal Code.	Project Applicant/ Developer	Prior to issuance of grading and building permits	City of Huntington Beach Public Works Department and Building Division	
RR GEO-2 Soil Quality. The site's soil quality shall comply with the requirements stated in HBFD's City Specification's No. 429 and No. 431-92 for residential use.	Project Applicant/ Developer	Prior to issuance of grading and building permits	City of Huntington Beach Fire Department	
MM GEO-1 Prior to issuance of a grading permit, site preparation shall follow the recommendations in the <i>Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Strathmoor Lane, North of Gisler Park and West of Strathmoor Lane, City of Huntington Beach, California</i> (dated July 28, 2020) and additional future site-specific, design-level geotechnical investigations of the Project. Based on the Geotechnical Evaluation, recommendations to be included in the Project specifications pertain to Site Earthwork, Preliminary Foundation Recommendations, Soil Bearing and Lateral Resistance, Lateral Earth Pressures for Retaining Walls, Soil Corrosivity, Control of Surface Water and Drainage Control, Subsurface Water Infiltration, Preliminary Asphalt Concrete Pavement Sections, Nonstructural Concrete Flatwork, Geotechnical Plan Review, and Geotechnical Observation and Testing During Construction.	Project Applicant/ Developer	Prior to issuance of a grading permit	City of Huntington Beach Public Works Department and Building Division	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
MM GEO-2 In the event paleontological resources are encountered during construction, ground-disturbing activity shall cease. It is recommended that a Qualified Paleontologist that meets the Society for Vertebrate Paleontology (SVP) be retained by the Applicant to examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered. Criteria for discard of specific fossil specimens shall be made explicit. If a Qualified Paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by Project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction; monitoring work and halting construction if an important fossil needs to be recovered; and/or cleaning, identifying, and cataloging specimens for curation and research purposes. The cost associated with recovery, salvage, and treatment shall be borne by the Applicant. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the Qualified Paleontologist. Resources shall be identified and curated into an established accredited professional repository. The Qualified Paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.	Project Applicant/ Developer	During construction activities	City of Huntington Beach Community Development Department	

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<i>Greenhouse Gas Emissions</i>				
RR GHG-1 The Project shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods. The Building Manager, or designee shall ensure compliance prior to the issuance of each building permit. The 2019 Title 24 Energy Efficiency standards for residential uses require that solar photovoltaic electricity be installed equal to the amount used annually.	Project Applicant/ Developer	Prior to issuance of each building permit	City of Huntington Beach Building Division	
RR GHG-2 Projects shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR 11). The Building Manager, or designee shall ensure compliance prior to the issuance of each building permit.	Project Applicant/ Developer	Prior to issuance of each building permit	City of Huntington Beach Building Division	
<i>Hazards and Hazardous Materials</i>				
RR HAZ-1 The demolition contractor shall comply with the requirements of Title 8 of the California Code of Regulations (Section 1532.1-Lead) regarding the removal of lead-based paint or other materials containing lead. The regulations set exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to lead. Lead-contaminated debris and other wastes shall be removed and monitored by contractors with	Project Applicant; Developer	Prior to issuance of demolition permits	City of Huntington Beach Community Development Department	

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appropriate certifications from the California Department of Health Services and disposed of in accordance with the applicable provisions of the California Health and Safety Code.				
RR HAZ-2 The demolition contractor shall comply with the South Coast Air Quality Management District's (SCAQMD's) Rule 1403, which provides guidelines for the proper removal and disposal of asbestos-containing materials. In accordance with Rule 1403, prior to the demolition, renovation, rehabilitation or alteration of structures that may contain asbestos, an asbestos survey shall be performed by a Certified Asbestos Consultant (certified by the California Occupational Safety and Health Administration [CalOSHA]) to identify building materials that contain asbestos. Removal of the asbestos shall then include prior notification of the SCAQMD and compliance with removal procedures and time schedules; asbestos handling and clean-up procedures; and storage, disposal, and landfilling requirements under Rule 1403.	Project Applicant	Prior to issuance of demolition permits	City of Huntington Beach Community Development Department	
RR HAZ-3 The demolition contractor shall comply with the California Health and Safety Code (Section 39650 et seq.) and the California Code of Regulations (Title 8, Section 1529), which prohibit emissions of asbestos from asbestos related demolition or construction activities; require medical examinations and monitoring of employees engaged in activities that could disturb asbestos; specify precautions and safe	Project Applicant	Prior to issuance of demolition permits	City of Huntington Beach Community Development Department	

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work practices that must be followed to minimize the potential for the release of asbestos fibers; and require notice to federal and local government agencies prior to beginning renovation or demolition that could disturb asbestos.				
<i>Hydrology and Water Quality</i>				
RR HWQ-1 Storm Water Pollution Prevention Plan. Prior to the issuance of any grading or building permits, the Project Applicant shall demonstrate compliance with California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the City's Department of Public Works. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) during all phases of construction. A copy of the current SWPPP shall be kept at the construction site and be available for State and City review on request.	Project Applicant/ Developer	Prior to issuance of grading or building permits	City of Huntington Beach Public Works Department	
RR HWQ-2 General Waste Discharge Requirements. Prior to the issuance of any grading or building permits, if construction dewatering or discharges from other specific activities (e.g., dewatering from subterranean seepage, potable water system maintenance discharges, fire hydrant flushing, etc.) are required,	Project Applicant	Prior to issuance of grading or building permits	City of Huntington Beach Public Works Department	

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<p>the Project Applicant shall notify the Santa Ana RWQCB and any discharges into surface waters shall be conducted in compliance with the Santa Ana RWQCB's Order No. R8-2015-0004 (NPDES No. CAG998001), which includes General Waste Discharge Requirements (WDRs) for discharges to surface water that pose an insignificant (de minimis) threat to water quality. The General WDRs include provisions mandating notification, testing, and reporting of dewatering and testing-related discharges, and contain numeric and performance-based effluent limits depending upon the type of discharge.</p>				
<p>RR HWQ-3 Water Quality Management Plan. Prior to the issuance of any grading or building permits, the Project Applicant shall submit for review and approval by the City's Public Works Department, the final Project Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that address Pollutants of Concern. The WQMP shall comply with the requirements of the Orange County MS4 Permit, the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual, and the City's Local Implementation Plan (LIP), Citywide Urban Runoff Management Plan (CURMP), Project WQMP Preparation Guidance Manual, and pertinent regulations in the Municipal Code.</p> <p>Prior to the issuance of a certificate of use and occupancy, the Project Applicant shall demonstrate to</p>	Project Applicant/ Developer	Prior to issuance of grading or building permits	City of Huntington Beach Public Works Department	

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<p>the satisfaction of the City's Public Works Department the following:</p> <ul style="list-style-type: none"> • All structural BMPs described in the Project's approved WQMP have been implemented, constructed, and installed in conformance with approved plans and specifications; • Demonstrate that the Project Applicant has complied with all non-structural BMPs described in the Project's WQMP; • Provide certifications from the Engineer of Record or Landscape Architect that the LID BMPs and treatment control BMPs were constructed and installed per the approved plans and specifications; • Copies of the Project's approved WQMP (with attached O&M Plan and Educational Materials) are available for each of the initial occupants and tenants of the Project; and • The Covenants, Conditions, and Restrictions (CC&Rs) includes pertinent BMPs in the approved WQMP and O&M Plan. 				

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
RR HWQ-4 Grading and Erosion Control Plans. Prior to the issuance of any grading permit, the Project Applicant/Developer shall submit for review and approval by the City's Public Works Department, the grading and erosion control plans for the Project. The plans shall demonstrate that proposed grading and excavation activities on the site shall include the installation of permanent and semi-permanent erosion control measures in compliance with pertinent requirements of the City's Grading and Excavation Code, as contained in Chapter 17.05 of the Municipal Code.	Project Applicant/Developer	Prior to issuance of a grading permit	City of Huntington Beach Public Works Department	
RR HWQ-5 Full Capture Systems. In compliance with the Statewide Trash Provisions in Section 13383 of the Water Code, all BMPs shall be state certified full capture systems to ensure that trash does not discharged off-site.	During construction	Prior to issuance of certificates of occupancy	City of Huntington Beach Public Works Department	
RR HWQ-6 Storm Drainage Plan. Prior to the issuance of any grading or building permits, the Project Applicant shall submit for review and approval by the City's Public Works Department, the storm drainage plan for the Project. The plan shall include the installation of an on-site storm drain system that would accommodate 100-year flood flows, in accordance with Chapter 255 of the City's Municipal Code, the Orange County Hydrology Manual, and other City specifications. In addition, the Project Applicant shall pay the applicable fees for the City's local drainage	Project Applicant/Developer	Prior to issuance of grading or building permits	City of Huntington Public Works Department	

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<p>fund in accordance with Chapter 14.48 of the Municipal Code.</p> <p>Prior to the approval of final inspection, the on-site storm drain system shall be constructed, or provide evidence of financial security (such as bonding), in a manner meeting the approval of the City's Public Works Department.</p>				
Noise				
RR NOI-1 The Project shall comply with the City of Huntington Beach Municipal Code Chapter 8.40, Noise Control.	Project Applicant/ Developer	During construction activities	City of Huntington Beach Community Development Department	
MM NOI-1 The Applicant shall require that all construction contractors restrict the operation of the following construction equipment to beyond 25 feet from off-site buildings: vibratory rollers and other vehicles with a weight of greater than 24 tons. Smaller construction equipment could be used within these distances.	Project Applicant/ Developer	During construction activities	City of Huntington Beach Community Development and Public Works Departments	
Public Services				
RR PS-1 Prior to the issuance of certificate of occupancy or final building permit approval, the Project Applicant/Developer shall pay the required development impact fees for fire suppression facilities, as required by Huntington Beach Municipal Code Chapter 17.74.	Project Applicant/ Developer	Prior to issuance of certificate of occupancy or final building permit approval	City of Huntington Beach Community Development Department	

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RR PS-2 During Project construction, Fire/Emergency Access and Site Safety shall be maintained in compliance with California Fire Code (CFC) Chapter 33, Fire Safety during Construction and Demolition.	Project Applicant/ Developer	During Project construction phases	City of Huntington Beach Fire Department	
RR PS-3 Prior to the issuance of certificate of occupancy or final building permit approval, the Project Applicant/Developer shall pay required development impact fees for police facilities as required by Huntington Beach Municipal Code Chapter 17.75.	Project Applicant/ Developer	Prior to issuance of certificate of occupancy or final building permit approval	City of Huntington Beach Community Development Department	
RR PS-4 The Project Applicant/Developer shall pay all applicable development impact fees in effect at the time of building permit issuance to the Huntington Beach City School and Union High School Districts to cover additional school services required by the new development. The applicable development impact fees would be consistent with SB 50.	Project Applicant/ Developer	At building permit issuance	City of Huntington Beach Community Development Department	
RR PS-5 The Applicant shall comply with the Huntington Beach General Plan requirement of 5 acres of parkland per 1,000 residents through payment of in-lieu fees for improvements to existing City parks, to the satisfaction of the Community Services Department, prior to the issuance of certificate of occupancy or final building permit approval.	Project Applicant/ Developer	Prior to issuance of certificate of occupancy or final building permit approval	City of Huntington Beach Community Development Department	
RR PS-6 Prior to the issuance of certificate of occupancy or final building permit approval, the Project Applicant/Developer shall pay required library development impact fees as required by Huntington Beach Municipal Code Chapter 17.67.	Project Applicant/ Developer	Prior to issuance of certificate of occupancy or final building permit approval	City of Huntington Beach Community Development Department	

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Recreation				
RR PS-5, above, is applicable.				
Transportation/Traffic				
<p>RR TRAN-1 To ensure impacts to the surrounding street system are kept at a minimum, a Construction Management Plan shall be developed in coordination with the City of Huntington Beach, prior to commencement of construction. The Construction Management Plan shall meet standards established in the current California Manual on Uniform Traffic Control Device (MUTCD) as well as City of Huntington Beach requirements.</p> <p>The Plan shall:</p> <ul style="list-style-type: none"> • Address traffic control for any street closure, detour, or other disruption to traffic circulation. • Identify the routes that construction vehicles would utilize for the delivery of construction materials (i.e., lumber, tiles, piping, windows, etc.), to access the project site, traffic controls and detours, and proposed construction phasing plan for the proposed project. • Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets. 	Project Applicant, Construction Contractor	Prior to commencement of construction	City of Huntington Beach Public Works Department	

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<ul style="list-style-type: none"> Keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The Applicant shall clean adjacent streets, as directed by the City Engineer (or representative of the City Engineer), of any material, which may have been spilled, tracked, or blown onto adjacent streets or areas. All hauling or transport of oversize loads between the hours of 7:00 AM and 5:00 PM only, Monday through Friday, unless approved otherwise by the City Engineer. No hauling or transport shall be allowed during nighttime hours, weekends or Federal holidays. Require that haul trucks entering or exiting public streets shall at all times yield to public traffic. Include that if hauling operations cause any damage to existing pavement, street, curb, and/or gutter along the haul route, the Applicant shall be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer. Require that all construction-related parking and staging of vehicles will be kept out of the adjacent public roadways and will occur on-site. 				

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MM TRAN-1 Intersection No. 6 – Brookhurst Street at Hamilton Avenue. Prior to issuance of building permits, the Project Applicant shall provide a fair share contribution toward the modification of the existing traffic signal to provide westbound right-turn overlap phase during the PM peak period (i.e., 4:00 PM – 6:00 PM).	Project Applicant	Prior to issuance of a building permit	City of Huntington Beach Public Works Department	
<i>Tribal Cultural Resources</i>				
RR TCR-1 If human remains are encountered during any Project-related ground-disturbing activities, Section 7050.5 of the California Health and Safety Code states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition of the materials pursuant to Section 5097.98 of the California Public Resources Code. The provisions of Section 15064.5 of the California Environmental Quality Act Guidelines shall also be followed. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC). The NAHC will determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The descendent must complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. These requirements	Project Applicant	Prior to commencement of any ground disturbance activities of previously undisturbed soil, or soil that has not been previously monitored	City of Huntington Beach Community Development Department	

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shall be included as notes on the contractor specification and verified by the Community Development Department, prior to issuance of grading permits. This measure shall be implemented to the satisfaction of the City in consultation with the County Coroner.				
MM TCR-1 Prior to the commencement of any ground disturbing activity at the project site, the Project Applicant shall retain a Native American Monitor prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal Monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the project site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the	Project Applicant	Prior to commencement of any ground disturbing activities of previously undisturbed soil or soil that has not been previously monitored	City of Huntington Beach Community Development Department	

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<p>surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by Project activities shall be evaluated by the qualified Archaeologist and Tribal Monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code (PRC) Sections 21083.2(b) for unique archaeological resources.</p> <p>Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in</p>				

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place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.				
<i>Utilities and Service Systems</i>				
RR UTL-1 Water service to the Project, including application for water service, service connections, water rates, fire service, and water mains, shall be constructed and provided in accordance with Title 14, Water and Sewer, of the Huntington Beach Municipal Code.	Project Applicant	During final design/plan check	City of Huntington Beach Public Works Department	
RR UTL-2 In accordance with the Public Works' requirements (Huntington Beach Zoning and Subdivision Ordinance 230.84 and Municipal Code 14.36.010), during the final design/plan check, the Applicant shall prepare a sewer study, which would include a 14-day or longer flow test data and submit to the Public Works Department for review and approval. The location and number of monitoring test sites shall be determined by the Public Works Department. The sanitary sewer system shall be designed and	Project Applicant	Prior to issuance of a grading permit	City of Huntington Beach Public Works Department	

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constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project.				
RR UTL-3 The Project Applicant shall pay the applicable Connection Fee Program capital facilities fees to the Orange County Sanitation District (OCSD), as authorized by the California Health and Safety Code Sections 5400 to 5474.	Project Applicant	At building permit issuance	City of Huntington Beach Public Works Department	
RR UTL-4 The Project shall be designed and constructed with water-efficient fixtures and systems, as required by the CALGreen Code.	Project Applicant	Prior to issuance of a building permit	City of Huntington Beach Building Division	
RR UTL-5 The Project contractor shall recycle, reuse, and/or salvage at least 65 percent of demolition and construction debris, in accordance with Section 4.408 of the CALGreen Code.	Project Applicant	Prior to issuance of demolition permit	City of Huntington Beach Building Division	