

MITIGATION MONITORING AND REPORTING PROGRAM  
FOR  
BEACH BOULEVARD SPECIFIC PLAN

CEQA Action: Environmental Impact Report No. 350 (State Clearinghouse #2017041042)

1. **Project Description –**

- General Plan Amendment No. 2015-00500: Amend the General Plan Land Use Element to be consistent with the Beach Boulevard Specific Plan.
- Specific Plan No. 2017-00001: Adopt the Beach Boulevard Specific Plan (SP2017-01).
- Zoning Code Amendment No. 2017 00137: Adopt Chapter 18.122 (Beach Boulevard Specific Plan (SP2017-01) Zoning and Development Standards).
- Reclassification No. 2017-00304: Adopt an ordinance to apply the zoning and development standards of the proposed new Chapter 18.122 to those properties within the Beach Boulevard Specific Plan project area that are currently classified under the “RM-2” Multiple-Family Residential Zone, “RM-3” Multiple-Family Residential Zone, “RM-4” Multiple-Family Residential Zone, “C-G” General Commercial Zone, “O-L” Low Intensity Office Zone and “T” Transition Zone.

2. **Property Owner/Developer –** Any owner or developer of real property within the BBSP boundaries

3. **Environmental Equivalent/Timing –** Any Mitigation Measure and timing thereof, subject to the approval of the City, which will have the same or superior result and will have the same or superior effect on the environment. The Planning and Building Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed “environmental equivalent/timing” and, if determined necessary, may refer said determination to the Planning Commission. Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be borne by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in the City’s adopted fee schedule.

4. **Timing –** This is the point where a mitigation measure must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Program will occur because routine City practices and procedures will ensure that the intent of the measure has been complied with. For example, if the timing is “to be shown on approved building plans” subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure compliance.

5. **Responsibility for Monitoring –** Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure.

6. **Ongoing Mitigation Measures** – The mitigation measures that are designated to occur on an ongoing basis as part of this mitigation monitoring program will be monitored in the form of an annual letter from the property owner/developer in January of each year stating how compliance with the subject measures(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored “Ongoing During Construction,” the annual letter will review those measures only while construction is occurring. Monitoring will be discontinued after construction is completed.
7. **Building Permit** – For purposes of this mitigation monitoring program, a building permit shall be defined as any permit issued for construction of a new building or structural expansion or modification of any existing building but shall not include any permits required for interior tenant improvements or minor additions to an existing structure or building.

**Table 1 Mitigation Monitoring and Reporting Program (MMRP)**

Timing	Mitigation Measure	Responsible for Monitoring	Completion
<b>AIR QUALITY</b>			
Prior to issuance of any construction permits	<p>AQ-1 Applicants for new development projects in the Beach Boulevard Area Specific Plan that are subject to the California Environmental Quality Act (i.e., non-exempt projects) shall require the construction contractor to use equipment that meets the US Environmental Protection Agency (EPA) Tier 4 emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated to the City of Anaheim that such equipment is not available. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 4 diesel emissions control strategy for a similarly sized engine, as defined by the California Air Resources Board's regulations. Prior to issuance of any construction permits, documentation shall be provided by the applicant to the City of Anaheim that verifies, to the satisfaction of the City, the use of construction equipment as stated in this mitigation measure.</p>	Planning and Building Department	
Prior to issuance of grading, demolition or building permits whichever occurs first	<p>AQ-2 Prior to issuance of grading, demolition or building permits whichever occurs first, the property owner/developer shall provide a list of all construction equipment proposed to be used on the project site for projects that are subject to the California Environmental Quality Act (i.e., non-exempt projects). This list may be provided on the building plans. The construction equipment list shall state the make, model, and equipment identification number of all the equipment.</p>	Planning and Building Department	
On-going during construction activities	<p>AQ-3 During construction activities, for projects that are subject to the California Environmental Quality Act (i.e., non-exempt projects), the construction contractors shall ensure that the equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations; and, that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9.</p>	Planning and Building Department	
Prior to issuance of a building permit for projects that are subject to the California Environmental Quality Act (i.e., non-exempt projects)	<p>AQ-4 Prior to issuance of a building permit for projects that are subject to the California Environmental Quality Act (i.e., non-exempt projects), the property owner/developer shall require the construction contractor and provide a note on construction plans indicating that:</p> <ul style="list-style-type: none"> <li>a) All coatings and solvents will have a volatile organic compound (VOC) content lower than required under Rule 1113 (i.e., super compliant paints).</li> <li>b) All architectural coatings shall be applied either by (1) using a high-volume, low-pressure spray method operated at an air pressure between 0.1 and 10 pounds per square inch gauge to achieve a 65 percent application efficiency; or (2) manual application using a paintbrush, hand-roller, trowel, spatula,</li> </ul>	Planning and Building Department	

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	<p>dauber, rag, or sponge, to achieve a 100 percent applicant efficiency.</p> <p>c) The construction contractor shall also use precoated/natural colored building materials, where feasible.</p> <p>The City shall verify compliance during normal construction site inspections.</p>		
<p>Prior to the issuance of building permits for new development projects in the Project Area</p>	<p>AQ-5 Prior to the issuance of building permits for new development projects in the Project Area, the project applicant shall show on the building plans that all major appliances (dishwashers, refrigerators, clothes washers, and dryers) to be provided/installed are Energy Star certified appliances or appliances of equivalent energy efficiency. Installation of Energy Star or equivalent appliances shall be verified by the City of Anaheim prior to the issuance of a Certificate of Occupancy.</p>	<p>Planning and Building Department</p>	
<p>Prior to issuance of building permits for non-single-family residential and mixed-use residential development projects in the Project Area</p>	<p>AQ-6 Prior to issuance of building permits for non-single-family residential and mixed-use residential development projects in the Project Area, the project applicant shall indicate on the building plans that the following features have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City of Anaheim prior to the issuance of a Certificate of Occupancy.</p> <ul style="list-style-type: none"> <li>• Electric vehicle charging shall be provided as specified in Section A4.106.8.2 (Residential Voluntary Measures) of the CALGreen Code.</li> <li>• Bicycle parking shall be provided as specified in Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code.</li> </ul>	<p>Planning and Building Department</p>	
<p>Prior to the issuance of building permits for nonresidential development projects in the Project Area</p>	<p>AQ-7 Prior to the issuance of building permits for nonresidential development projects in the Project Area, project applicants shall indicate on the building plans that the following features have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City of Anaheim Building Division prior to the issuance of a Certificate of Occupancy.</p> <ul style="list-style-type: none"> <li>• For buildings with more than ten tenant-occupants, changing/shower facilities shall be provided as specified in Section A5.106.4.3 (Nonresidential Voluntary Measures) of the CALGreen Code.</li> <li>• Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1 (Nonresidential Voluntary Measures) of the CALGreen Code.</li> <li>• Facilities shall be installed to support future electric vehicle charging at each nonresidential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3 (Nonresidential Voluntary Measures) of the CALGreen Code.</li> </ul>	<p>Planning and Building Department</p>	

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<p>Prior to issuance of grading, demolition or building permits, whichever occurs first, for projects that subject to the California Environmental Quality Act (i.e., non-exempt projects)</p>	<p>AQ-8 Prior to issuance of grading, demolition or building permits, whichever occurs first, for projects subject to the California Environmental Quality Act (i.e., non-exempt projects), the property owner/developer shall submit a dust control plan that implements the following measures during ground-disturbing activities, in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District Rule 403, to further reduce PM<sub>10</sub> and PM<sub>2.5</sub> emissions:</p> <ul style="list-style-type: none"> <li>a) Following all grading activities, the construction contractor shall reestablish ground cover on the construction site through seeding and watering.</li> <li>b) During all construction activities, the construction contractor shall sweep streets with Rule 1186-compliant, PM<sub>10</sub>-efficient vacuum units on a daily basis if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling.</li> <li>c) During all construction activities, the construction contractor shall maintain a minimum 24-inch freeboard on trucks hauling dirt, sand, soil, or other loose materials and tarp materials with a fabric cover or other cover that achieves the same amount of protection.</li> <li>d) During all construction activities, the construction contractor shall water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site and a minimum of three times per day.</li> <li>e) During all construction activities, the construction contractor shall limit onsite vehicle speeds on unpaved roads to no more than 15 miles per hour.</li> </ul> <p>The City shall verify compliance during normal construction site inspections.</p>	<p>Planning and Building Department</p>	
<b>CULTURAL AND PALEOTOLOGICAL RESOURCES</b>			
<p>Prior to demolition</p>	<p>CUL-1 Prior to demolition, the project applicant/developer shall provide documentation of the presence/absence of historic resources for the properties that are 50 years old or over by a qualified historical resources professional meeting the Secretary of the Interior's Professional Qualifications Standards. The criteria for determining the historically significant structures shall meet one or more the following criteria:</p> <ul style="list-style-type: none"> <li>1. It strongly represents a significant event or broad patterns of local, regional, or national history.</li> <li>2. It is associated with the life of a significant person in local, regional, or national history.</li> <li>3. It is a very good example of a significant architectural style, property type, period, or method of construction; or it represents the work of an architect, designer, engineer, or builder who is locally, regionally, or nationally significant; or it is a significant visual feature of the City.</li> </ul>	<p>Planning and Building Department</p>	

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Prior to demolition	<p>CUL-2 On properties where historically significant resources are identified, a proper documentation meeting the Historic American Building Survey (HABS) Guidelines shall be prepared and implemented, as approved by the qualified historian meeting the Secretary of the Interior’s Professional Qualifications Standards. Such documentation shall include drawings, photographs, and written data for each building/structure/element, and provide a detailed mitigation plan, including a monitoring program, recovery, rehabilitation, redesign, relocation, and/or in situ preservation plan.</p>	Planning and Building Department	
Prior to the issuance of any permits allowing ground-disturbing activities that cause excavation to depths greater than current foundations	<p>CUL-3 Prior to the issuance of any permits allowing ground-disturbing activities that cause excavation to depths greater than current foundations, the project applicant/developer shall retain an archeologist who meets the Secretary of the Interior’s Standards for professional archaeology for the project and will be on call during all grading and other significant ground-disturbing activities. The Qualified Archaeologist shall ensure that the following measures are followed for the project.</p> <ul style="list-style-type: none"> <li>• Prior to any ground disturbance, the Qualified Archaeologist, or their designee, shall provide a worker environmental awareness protection (WEAP) training to construction personnel regarding regulatory requirements for the protection of cultural (prehistoric and historic) resources. As part of this training, construction personnel shall be briefed on proper procedures to follow should unanticipated cultural resources be made during construction. Workers will be provided contact information and protocols to follow in the event that inadvertent discoveries are made. The WEAP training can be in the form of a video or PowerPoint presentation. Printed literature (handouts) can accompany the training and can also be given to new workers and contractors to avoid the necessity of continuous training over the course of the project.</li> <li>• In the event that unanticipated cultural material is encountered during any phase of project construction, all construction work within 50 feet (15 meters) of the find shall cease and the Qualified Archaeologist shall assess the find for importance. Construction activities may continue in other areas. If, in consultation with the appropriate City, the discovery is determined not to be important, work will be permitted to continue in the area.</li> <li>• If a resource is determined by the Qualified Archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or has a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources, and construction allowed to proceed. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public</li> </ul>	Planning and Building Department	

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	<p>Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment.</p> <ul style="list-style-type: none"> <li>• If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis.</li> <li>• Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the South Central Coastal Information Center at California State University, Fullerton. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes, as determined as appropriate by the City of Anaheim.</li> </ul>		
<p>Prior to the beginning of ground disturbances</p>	<p>PAL-1 Prior to the beginning of ground disturbances, the project applicant/developer shall provide a study to document the presence/absence of paleontological resources. On properties where resources are identified, the City shall require the project applicant/developer to retain a qualified paleontologist to monitor ground-disturbing activities that occur in deposits that could potentially contain paleontological resources (e.g., older Quaternary Alluvium and terrace deposits and other older sedimentary deposits). Before ground-disturbing activities begin, a qualified paleontologist shall prepare a monitoring plan specifying the frequency, duration, and methods of monitoring. Sediment samples shall be collected in the deposits and processed to determine the small-fossil potential in the project site, and any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution.</p>	<p>Planning and Building Department</p>	
<p><b>HAZARDS AND HAZARDOUS MATERIALS</b></p>			
<p>Prior to the issuance of demolition permits</p>	<p>HAZ-1 Prior to the issuance of demolition permits for any buildings or structures that would be demolished in conjunction with individual development projects pursuant to the Proposed Project, the project applicant/developer shall conduct the following inspections and assessments for all buildings and structures onsite and shall provide the City of Anaheim with a copy of the report of each investigation or assessment.</p> <ul style="list-style-type: none"> <li>• The project applicant shall retain a California Certified Asbestos Consultant (CAC) to perform abatement project planning, monitoring (including air monitoring), oversight, and reporting of all asbestos-containing materials (ACM) encountered. The abatement, containment, and disposal of all ACM shall be conducted in accordance with the South Coast Air Quality Management District's Rule 1403 and California Code of Regulation Title 8, Section 1529 (Asbestos).</li> </ul>	<p>Planning and Building Department</p>	

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	<ul style="list-style-type: none"> <li>• The project applicant shall retain a licensed or certified lead inspector/assessor to conduct the abatement, containment, and disposal of all lead waste encountered. The contracted lead inspector/assessor shall be certified by the California Department of Public Health (CDPH). All lead abatement shall be performed by a CDPH-certified lead supervisor or a CDPH-certified worker under the direct supervision of a lead supervisor certified by CDPH. The abatement, containment, and disposal of all lead waste encountered shall be conducted in accordance with the US Occupational Safety and Health Administration Rule 29, CFR Part 1926, and California Code of Regulation, Title 8, Section 1532.1 (Lead).</li> <li>• Evidence of the contracted professionals retained by the project applicant shall be provided to the City of Anaheim. Additionally, contractors performing ACM and lead waste removal shall provide evidence of abatement activities to the City of Anaheim.</li> </ul>		
Prior to the issuance of grading permits	<p>HAZ-2 Prior to the issuance of grading permits for individual development projects that would be accommodated by the Proposed Project, the project applicant/developer shall submit a Phase I Environmental Site Assessment (ESA) to the City of Anaheim to identify environmental conditions of the development site and determine whether contamination is present. The Phase I ESA shall be prepared by a Registered Professional Engineer and in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527.05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. If recognized environmental conditions related to soils are identified in the Phase I ESA, the project applicant shall perform soil sampling as a part of a Phase II ESA. If contamination is found at significant levels, the project applicant shall remediate all contaminated soils in accordance with state and local agency requirements (California Department of Toxic Substances Control, Regional Water Quality Control Board, Anaheim Fire &amp; Rescue, etc.). All contaminated soils and/or material encountered shall be disposed of at a regulated site and in accordance with applicable laws and regulations prior to the completion of grading. Prior to the issuance of building permits, a report documenting the completion, results, and any follow-up remediation on the recommendations, if any, shall be provided to the City of Anaheim evidencing that all site remediation activities have been completed.</p>	Planning and Building Department	
<b>NOISE</b>			
Prior to issuance of demolition, grading and/or building permits	<p>N-1 Prior to issuance of demolition, grading and/or building permits, a note shall be provided on plans for grading, demolition, and construction activities, indicating that the property owner/developer shall be responsible for requiring contractors to implement the following measures to limit construction-related noise:</p>	Planning and Building Department	



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	<ul style="list-style-type: none"> <li>• Construction activity is limited to the daytime hours between 7:00 a.m. to 7:00 p.m., as prescribed in the City’s Municipal Code (Additional work hours may be permitted if deemed necessary by the Director of Public Works or Building Official).</li> <li>• All internal combustion engines on construction equipment and trucks are fitted with properly maintained mufflers.</li> <li>• Stationary equipment such as generators, air compressors shall be located as far as feasible from nearby noise-sensitive uses.</li> <li>• Stockpiling is located as far as feasible from nearby noise-sensitive receptors</li> <li>• Construction traffic shall be limited to the established haul routes.</li> </ul>		
Prior to the issuance of grading permits	<p>N-2 Prior to the issuance of grading permits, each project applicant within the project area shall prepare a construction management plan that shall be approved by the City of Anaheim Public Works. The construction management plan shall:</p> <ul style="list-style-type: none"> <li>• Establish truck haul routes on the appropriate transportation facilities. Truck routes that avoid congested streets and sensitive land uses shall be considered.</li> <li>• Provide Traffic Control Plans (for detours and temporary road closures) that meet the minimum City criteria. Traffic control plans shall determine if dedicated turn lanes for movement of construction truck and equipment on- and offsite are available.</li> <li>• Minimize offsite road closures during the peak hours.</li> <li>• Keep all construction-related traffic onsite at all times.</li> <li>• Provide temporary traffic controls, such as a flag person, during all phases of construction to maintain smooth traffic flow.</li> </ul>	Planning and Building Department	
Prior to issuance of a building permit	<p>N-3 Prior to issuance of a building permit, applicants for new residential or subdivision developments within the Project Area involving the construction of two or more dwelling units, or residential subdivisions resulting in two or more parcels, and located within six-hundred feet of any railroad, freeway, expressway, major arterial, primary arterial or secondary arterial, as designated by the Circulation Element of the General Plan, are required to submit a noise level analysis, which must include mitigation measures that comply with applicable City noise standards including the following:</p> <ul style="list-style-type: none"> <li>• Exterior noise within the private rear yard of any single-family lot and/or within any common recreation areas, shall be attenuated to a maximum of 65 dB CNEL; interior noise levels shall be attenuated to a maximum of 45 dB CNEL, or to a level designated by the Uniform Building Code, as adopted by the City</li> </ul>	Planning and Building Department	

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	<p>(identified in Section 18.40.090).</p> <ul style="list-style-type: none"> <li>Exterior noise within common recreation areas of any single family attached or multiple family dwelling project shall be attenuated to a maximum of 65 dB CNEL; interior noise levels shall be attenuated to a maximum of 45 dB CNEL, or to a level designated by the Uniform Building Code, as adopted by the City (identified in Section 18.40.090).</li> </ul> <p>The Planning Commission may grant a deviation from the requirements pertaining to exterior noise levels, given that all of the following conditions exist (Section 18.040.090.060):</p> <ul style="list-style-type: none"> <li>The deviation does not exceed 5 dB above the prescribed levels for exterior noise; and</li> <li>Measures to attenuate noise to the prescribed levels would compromise or conflict with the aesthetic value of the project.</li> </ul> <p>In addition, residential portions of the mixed-use project shall be designed to limit the interior noise caused by the commercial and parking portions of the Project to a maximum of 45 dBA CNEL in any habitable room with windows closed. Commercial uses shall be designed and operated, and hours of operation limited so neighboring residents are not exposed to offensive noise, especially from traffic, trash collection, routine deliveries, and/or late-night activities. No use shall produce continual loading or unloading of heavy trucks at the site between the hours of 8:00 p.m. and 6:00 a.m. (Section 18.32.130, Compatibility Standards).</p> <p>The required exterior noise reduction can be accomplished with sound walls or berms, or by site plan/building layout design. The required interior noise reduction can be accomplished with enhanced construction design or materials such as upgraded dual-glazed windows and/or upgraded exterior wall assemblies. These features shall be shown on all building plans and incorporated into construction of the project. City inspectors shall verify compliance of the building with the acoustic report's recommendations prior to issuance of a Certificate of Occupancy.</p>		
<p>Prior to issuance of a building permit</p>	<p>N-4 Prior to issuance of a building permit, applicants for projects within the Beach Boulevard Specific Plan that involve high-vibration construction activities, such as pile driving or vibratory rolling/compacting, shall be evaluated for potential vibration impacts to nearby sensitive receptors. The project applicant shall submit a vibration report prepared to the satisfaction of the City of Anaheim to determine if the use of pile driving and/or vibratory rolling/compacting equipment would exceed the Federal Transit Administration's (FTA's) vibration-annoyance criteria of 78 VdB during the daytime or FTA's vibration-induced architectural damage PPV criteria of 0.2 inches/second for wood-framed structures or 0.5 inches/second for reinforced</p>	<p>Planning and Building Department</p>	

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	<p>masonry buildings. The construction contractor shall require the use of lower-vibration-producing equipment and techniques. Examples of lower-vibration equipment and techniques would include avoiding the use of vibratory rollers near sensitive areas and/or the use of drilled piles, sonic pile driving, or vibratory pile driving (as opposed to impact pile driving).</p>		
<b>TRANSPORTATION AND TRAFFIC</b>			
<p>Prior to the first final building and zoning inspection for any non-residential project generating 50 or more employees</p>	<p>T-1 Prior to the first final building and zoning inspection for any non-residential project generating 50 or more employees, the property owners/developer shall complete the following steps below to develop, implement and administer a comprehensive Transportation Demand Management (TDM) program.</p> <ul style="list-style-type: none"> <li>a) The property owner/developer shall provide to the City of Anaheim Public Works Department, for review and approval, a comprehensive TDM program that includes a menu of TDM program strategies and elements for both existing and future employees' commute options.</li> <li>b) The property owner/developer shall record a covenant on the property that requires ongoing implementation of the approved TDM program and designation of an on-site contact that will be responsible for coordinating the TDM program.</li> <li>c) The form of the covenant shall be approved by the City Attorney's Office prior to recordation.</li> </ul>	<p>Public Works Department; Planning and Building Department; City Attorney's Office</p>	
<p>Prior to issuance of the first building permit for each building</p>	<p>T-2 Prior to the first final building and zoning inspection for any nonresidential project generating 50 or more employees, the property owner/developer shall participate in the Anaheim Transportation Network (ATN)/Transportation Management Association. The property owner/developer shall record a covenant on the property that requires ongoing participation in the program and designation of an on-site contact who will be responsible for coordinating and representing the project with the ATN. The form of the covenant shall be approved by the City Attorney's Office prior to recordation.</p>	<p>Public Works Department; Planning and Building Department; City Attorney's Office</p>	
<p>Prior to issuance of the first building permit for each building</p>	<p>T-3 Prior to issuance of the first building permit for each building, the property owner/developer shall pay all applicable transportation impact fees to the City of Anaheim in amounts determined by the City Council Resolution in effect at the time of issuance of the building permit with credit given for City-authorized improvements provided by the property owner/developer; and participate in all applicable reimbursement or benefit districts which have been established.</p>	<p>Public Works Department; Planning and Building Department; City Attorney's Office</p>	
<p>Prior to issuance of building permits for any project forecast to</p>	<p>T-4 Prior to issuance of building permits for any project forecast to generate 100 or more peak hour trips, as determined by the City Traffic and Transportation Manager utilizing Anaheim Traffic Analysis Model Trip Generation Rates, the</p>	<p>Public Works Department; Planning and Building Department; City Attorney's</p>	

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generate 100 or more peak hour trips	<p>property owner/developer shall submit to the City Traffic and Transportation Manager traffic improvement phasing analyses to identify when the improvements identified in the Beach Boulevard Specific Plan EIR Traffic Impact Analysis, Fehr &amp; Peers, November 2017 (Appendix F of this DEIR) shall be designed and constructed.</p> <p>a) The traffic improvement phasing analyses will specify the timing, funding, construction and fair-share responsibilities for all traffic improvements necessary to maintain satisfactory levels of service within the City of Anaheim and surrounding jurisdictions, as defined by the City's General Plan, based on thresholds of significance, performance standards and methodologies utilized in EIR No. 350, Orange County Congestion Management Program and established in City of Anaheim Traffic Study Guidelines.</p> <p>b) The property owner/developer shall construct, bond for or enter into a funding agreement for necessary circulation system improvements, as determined by the City. At minimum, fair-share calculations shall include intersection improvements, rights-of-way, and construction costs, unless alternative funding sources have been identified to help pay for the improvement.</p>	Office	
Prior to first final building and zoning inspection	<p>T-5 Prior to first final building and zoning inspection, in conjunction with the preparation of any traffic improvement phasing analyses required by Mitigation Measure T-4, the property owner/developer shall implement traffic improvements to maintain satisfactory levels of services, as identified in the project traffic improvement phasing analysis.</p>	Public Works Department; Planning and Building Department; City Attorney's Office	
Prior to issuance of building permits	<p>T-6 Prior to issuance of building permits, in conjunction with the preparation of any traffic improvement phasing analyses required by Mitigation Measure T-4, the property owner/developer, in coordination with the City of Anaheim shall take the following actions in cooperation with the Cities of Buena Park and Stanton:</p> <p>a) The traffic improvement phasing analysis shall identify any impacts created by the project on facilities within the Cities of Buena Park or Stanton.</p> <p>b) The traffic improvement phasing analysis shall calculate the fair-share percentage responsibility for mitigating these impacts.</p> <p>c) The City of Anaheim shall estimate the cost of the project's fair-share responsibility in cooperation with the Cities of Buena Park and Stanton.</p> <p>d) The property owner/developer shall pay the City of Anaheim the fair-share cost prior to issuance of a building permit.</p> <p>e) The City of Anaheim shall hold the amount received in trust, and then, once a mutually agreed upon joint program is executed by both cities, the City of Anaheim shall allocate the fair-share contribution to traffic mitigation</p>	Public Works Department; Planning and Building Department; City Attorney's Office	

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	<p>programs that result in improved traffic flow at the impacted locations, via an agreement mutually acceptable to both cities.</p>		
<p>Prior to issuance of building permits</p>	<p>T-7 Prior to issuance of building permits, in conjunction with the preparation of any traffic improvement phasing analyses required by Mitigation Measure T-5, the property owner/developer and the City of Anaheim shall take the following actions in cooperation with the cities of Buena Park and Stanton:</p> <ul style="list-style-type: none"> <li>a) The traffic improvement phasing analysis shall identify any impacts created by the project on facilities in the cities of Buena Park or Stanton.</li> <li>b) The traffic improvement phasing analysis shall calculate the fair-share percentage responsibility for mitigating these impacts.</li> <li>c) The City of Anaheim shall estimate the cost of the project's fair-share responsibility in cooperation with the cities of Buena Park and Stanton.</li> <li>d) The property owner/developer shall pay the City of Anaheim the fair-share cost prior to issuance of a building permit.</li> <li>e) The City of Anaheim shall hold the amount received in trust, and once a mutually agreed-upon joint program is executed by both cities, the City of Anaheim shall allocate the fair-share contribution to traffic mitigation programs that result in improved traffic flow at the impacted locations, via an agreement mutually acceptable to both cities.</li> </ul>	<p>Public Works Department; Planning and Building Department; City Attorney's Office</p>	
<p><b>TRIBAL CULTURAL RESOURCES</b></p>			
<p>Prior to the issuance of any permits allowing ground-disturbing activities that cause excavation to depths greater than current foundations</p>	<p>TCR-1 Prior to the issuance of any permits allowing ground-disturbing activities that cause excavation to depths greater than current foundations, the project applicant/developer shall retain qualified Native American Monitor(s) during construction-related ground disturbance activities. The monitor(s) shall be approved by the Tribal Representatives of the Gabrieleno Band of Mission Indians - Kizh Nation and be present on-site during construction that involve ground disturbing activities. The Native American Monitor(s) shall be responsible for the following activities during the monitoring, as appropriate:</p> <ul style="list-style-type: none"> <li>• Complete monitoring logs on a daily basis, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified.</li> <li>• If the monitoring site has hazardous materials concerns, the monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential</li> </ul>	<p>Planning and Building Department</p>	

**Table 1 Mitigation Monitoring and Reporting Program (MMRP)**

Timing	Mitigation Measure	Responsible for Monitoring	Completion
	for tribal cultural resources.		
<b>UTILITIES AND SERVICE SYSTEMS</b>			
<b>Wastewater Treatment and Collection</b>			
Within one year of plan adoption	USS-1 The City of Anaheim shall update the Combined West Anaheim Area Master Plan of Sanitary Sewers to include the deficient sewer segments as identified in the Beach Boulevard Specific Plan Sewer Analysis or latest updates for the Beach Boulevard Specific Plan, and the associated costs to improve the deficient segments.	Public Works Department; Planning and Building Department; City Attorney's Office	
Prior to issuance of demolition, grading, or building permits, whichever occurs first	USS-2 Prior to issuance of demolition, grading, or building permits, whichever occurs first, the developer/applicant shall pay sewer impact fees per the updated the Combined West Anaheim Area Master Plan of Sanitary Sewers described in Mitigation Measure USS-1.	Public Works Department; Planning and Building Department; City Attorney's Office	
Prior to issuance of demolition, grading, or building permits, whichever occurs first	USS-3 Prior to issuance of demolition, grading, building or water permits, whichever occurs first, the property owner/developer shall submit plans to the Public Utilities Department for review. The Public Utilities Department shall review the location of each project to determine if it is an area served by potentially deficient water facilities, as identified in the latest updated water study for the BBSP. In such a case, the property owner/developer shall perform a hydraulic analysis for the existing and proposed public water improvements to determine if the project domestic or fire flow demands will increase flows beyond those programmed in the appropriate water master plan study for the area or if the project will create a deficiency in an existing water mains. The hydraulic water analysis for the existing and proposed public water improvements shall incorporate the anticipated flow, pressure, and any other information specific for the project to determine the conditions for final design. With the hydraulic water analysis, the property owner/developer shall submit the results of a field fire flow test and provide a written response from Anaheim Fire Department confirming the fire flow requirements for the project. The property owner/developer shall be required to guarantee mitigation of the impact to adequately serve the area to the satisfaction of the Public Utilities Department and City Attorney's Office per Anaheim's most current Water Rules and Regulations.	Public Works Department; Planning and Building Department; City Attorney's Office	