



DRAFT MITIGATION MONITORING PLAN NO. 151 **FOR THE NOHL CANYON TANK WATER** **STORAGE PROJECT EIR (SCH No. 2007061057)**

CEQA Action: Environmental Impact Report SCH No. 2007061057

Project Description: The City of Anaheim proposes to construct a partially buried pre-stressed concrete circular water storage tank on the site of the existing Olive Hills Reservoir. The proposed tank would be a 196-foot diameter, pre-stressed concrete tank with a total capacity of 10 million gallons (MG). The project would involve the removal of the existing inactive Olive Hills Reservoir, regrading of the pad and the side slopes of the site to increase slope stability, and construction of the concrete tank and appurtenant facilities.

The Nohl Canyon tank would be constructed partially below-ground, with approximately 30 feet of the tank wall exposed and 18 feet of the tank wall buried beneath the ground surface. As part of the tank's foundation, a subdrain and leak detection system would be installed.

Demolition and abandonment of the existing structures would include removal of the existing earthen dam; the asphalt-lined reservoir and associated inlet and outlet facilities; reservoir drain and overflow structures, piping, concrete encasement, and several monitoring wells. Additionally, the inactive chlorination system present at the Olive Hills Control House would be removed as part of the project. Minor improvements to the water distribution system will be required at Villa Real Drive and Nohl Ranch Road; Chauncey Lane and Nohl Ranch Road; and Villa Real Drive at the current easement to the reservoir. After demolition, the site will be regraded to a level surface suitable for construction and the surrounding slopes will be rebuilt to ensure slope stability.

Existing access roads would be repaved, including one from the existing control house to the proposed tank and another access road around the tank. To accommodate construction vehicles, the project would include the expansion of existing parking facilities for Nohl Canyon Elementary School by 8,500 square feet within the school grounds and temporary re-striping of sections of both Nohl Canyon and Nohl Ranch roads.

Project Location: The project site is located at 570 South Nohl Canyon Road, south of Nohl Ranch Road and west of Villa Real Drive in the City of Anaheim (City), Orange County, California. The project site is bound to the west, south, and east by the City of Orange

residential uses and the Costa Mesa Freeway (SR-55) is approximately 0.75 mile west of the project site. The project site is currently occupied by the now decommissioned Olive Hills Reservoir and associated control house.

Terms and Definitions:

1. **Environmental Equivalent/Timing** – This refers to any Mitigation Measure or timing thereof, subject to the approval of the City of Anaheim, which will have the same or superior result and will have the same or superior effect on the environment. The Public Utilities Department, in conjunction with any appropriate agencies or City Departments, shall determine the adequacy of any proposed “environmental equivalent/timing.
2. **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 Plan will occur, as 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 and consistent with the approved plans, the final building and zoning inspections will occur pursuant to the building permit to ensure compliance.
3. **Responsible 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.
4. **Ongoing Mitigation Measures** – The Mitigation Measures that are designated to occur on an ongoing basis as part of this Mitigation Monitoring Plan will be monitored in the form of an annual letter from the City’s designated Project Manager in January of each year stating how compliance with the subject measures have 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.

Timing	Measure	Responsible for Monitoring	Completion
SECTION 4.1 – AESTHETICS			
<i>No applicable Standard Conditions identified.</i>			
Project Design Features			
After the completion of demolition and construction activities.	PDF 1-1 The City of Anaheim Public Utilities Department shall ensure that open areas surrounding the storage tank and the side slopes are planted with drought-tolerant landscaping.	Public Utilities Department	
Prior to issuance of building permits.	PDF 1-2 Replacement lighting fixtures shall include directional light mounts illuminating inward and downward toward the site to minimize off-site impacts.	Planning Department	

Timing	Measure	Responsible for Monitoring	Completion
Prior to issuance of building permits.	<p>PDF 1-3 The project will include implementation of a California Friendly landscape plan that provides for the installation of over 200 trees, including approximately 30 California Live Oak, 25 Australian Willow, 50 Maidenhair Trees, and over 100 other trees in addition to shrubs, perennials, and grasses. An irrigation system will be installed to ensure the landscaping becomes established.</p>	Public Utilities Department	
Mitigation Measures			
Prior to issuance of demolition or grading permits.	<p>MM 1-1 The City of Anaheim Public Utilities Department shall submit final plans indicating tree removal and a final landscape plan to the City of Anaheim Planning Department for review and approval.</p>	Planning Department	
SECTION 4.2 – AIR QUALITY			
Standard Conditions			
During construction of the proposed project.	<p>SC 2-1 The Property Owner/Developer and its Contractors shall be required to comply with SCAQMD Rules 402 and 403, which shall assist in reducing short-term air pollutant emissions. Such compliance shall include the following:</p> <ul style="list-style-type: none"> • All equipment shall be properly tuned and maintained. • Land disturbance shall be minimized to the extent feasible. • Haul truck trailers shall be covered when loaded with fill. • Surface of dirt piles shall be stabilized if not removed immediately. • Paved streets shall be swept at least once per day where there is evidence of dirt that has been carried on to the roadway. • Active disturbed areas shall have water applied to them three times daily. • Inactive disturbed areas shall be revegetated as soon as feasible to prevent soil erosion. • For disturbed surfaces to be left inactive for several days, water shall be applied with a chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of 6 months; or water shall be applied to all unstabilized disturbed areas 3 times per day; or a combination of these actions shall be utilized. • For unpaved roads, chemical stabilizers or water shall be applied once per hour during active operation. • For open storage piles, water shall be applied once per hour, or temporary coverings shall be installed. • For paved road track-out, all haul vehicles shall be covered, or comply with vehicle freeboard requirements of Section 23114 of the California Vehicle Code for both public and private roads. • During high wind conditions (sustained wind speeds in excess of 15 mph): Cease all earthmoving activities or apply water to soil not more than 15 minutes prior to moving such soil. 	Public Utilities Department and City Contractors	

Timing	Measure	Responsible for Monitoring	Completion
During construction of the proposed project.	<p>SC 2-2</p> <p>Idling of diesel powered vehicles and equipment shall not be permitted during periods of non-active vehicle use. Diesel-powered engines shall not be allowed to idle for more than 5 consecutive minutes in a 60-minute period when the equipment is not in use, occupied by an operator, or otherwise in motion, except as follows:</p> <ul style="list-style-type: none"> • When equipment is forced to remain motionless because of traffic conditions or mechanical difficulties over which the operator has no control. • When it is necessary to operate auxiliary systems installed on the equipment, only when such system operation is necessary to accomplish the intended use of the equipment. • To bring the equipment to the manufacturer's recommended operating temperature. • When the ambient temperature is below 40 degrees Fahrenheit (°F) or above 85°F. • When equipment is being repaired. 	Public Utilities Department and City Contractors	
During construction of the proposed project.	<p>SC 2-3</p> <p>Equipment staging areas shall be located as far from local receptors as feasible. When equipment staging areas must be located within 500 feet of the Nohl Canyon Elementary School or Olive Hills Park, all equipment in the staging area shall be equipped with diesel particulate filters and idling times shall be limited to 15 minutes or less during periods of non-active vehicle use.</p>	Public Utilities Department and City Contractors	
Project Design Features			
During construction of the proposed project.	<p>PDF 2-1</p> <p>If traffic control and construction signs that require power for lighting or flashing are located near residences, the source of power shall be batteries, solar cells, or another quiet source. Gasoline- or diesel-fueled internal combustion engines shall not be used.</p>	Public Utilities Department	
No applicable Mitigation Measures are identified.			
SECTION 4.3 – BIOLOGICAL RESOURCES			
No applicable Standard Conditions are identified.			
No applicable Project Design Features are identified.			
Mitigation Measures			
Prior to initiation of construction activities.	<p>MM 3-1</p> <p>To avoid impacts on nesting birds, all vegetation clearing activities shall occur between September 16 and March 14. If vegetation clearing occurs inside the peak nesting season between March 15 and September 15, the City shall have a pre-construction survey (or possibly multiple surveys) conducted by a qualified Biologist to identify any active nesting locations for sensitive species. If the Biologist does not find any active nests within the impact area, the vegetation clearing and construction work will be allowed to proceed. If the Biologist finds an active nest within the construction area and determines that the nest may be impacted, the Biologist will delineate an appropriate buffer zone around the nest depending on the species and the type of construction activity. All clearing and construction activities will be limited to areas outside of the established buffer zone(s). Any active nests observed during the survey will be mapped on an aerial photograph or other map.</p>	Public Utilities Department	

Timing	Measure	Responsible for Monitoring	Completion
30 days prior to initiation of construction activities during the raptor nesting season.	MM 3-2 The City shall ensure that a survey for active raptor nests occurs 30 days prior to commencement of any construction activities during the raptor nesting season (February 1 to June 30). Should an active nest be identified, restrictions will be placed on construction activities in the vicinity of any active nest observed until the nest is no longer active as determined by a qualified Biologist. These restrictions may include a 300- to 500-foot buffer zone designated around a nest to allow construction to proceed while minimizing disturbance to the active nest. Once the nest is no longer active, construction can proceed within the buffer zone.	Public Utilities Department	
CULTURAL RESOURCES			
Standard Condition			
During grading and excavation activities. Monitoring at depths 5 feet or greater.	Site excavation and grading shall be monitored by a qualified archaeologist and Native American monitor. If archaeological materials are identified during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project proponent, certified archaeologist, and Native American representative, the appropriate procedures for exploration and/or salvage of the artifacts. Monitoring is only required where grading and excavation activities would disturb soils at a depth of 5 feet or more. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall 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.	Public Utilities Department; Qualified Archaeologist; Native American Monitor	
SECTION 4.4 – GEOLOGY AND SOILS			
No applicable Standard Conditions are identified.			
No applicable Project Design Features are identified.			
Mitigation Measures			
Prior to approval and implementation of the final project plans and specifications.	MM 4-1 The final plans and specifications for the Nohl Canyon Water Storage Tank project shall include all site preparation, grading, construction and any other recommendations from the geotechnical report prepared by Leighton Consulting, Inc. dated August 2007. Additionally, implementation of the Nohl Canyon Water Storage Tank project shall adhere to all recommendations related to observation of grading and construction by a qualified Geotechnical Engineer and Engineering Geologist. This Mitigation Measure shall be ensured by standard procedural review by the City of Anaheim prior to approval and implementation of the final project plans and specifications.	Public Utilities Department	

Timing	Measure	Responsible for Monitoring	Completion
SECTION 4.5 – HAZARDS AND HAZARDOUS MATERIALS			
Standard Conditions			
During construction of the proposed project.	SC 5-1 All construction activities, including demolition and renovation of the existing facilities and installation of the new facilities, shall be performed in compliance with all CalOSHA standards (California Code of Regulations, Title 8) to protect worker health and safety.	Public Utilities Department and City Contractors	
During construction of the proposed project.	SC 5-2 The removal and disposal of all LBP encountered on site during project implementation, specifically the known LBP identified on the pump motor in the existing Olive Hills Control House, shall be performed by an LBP abatement contractor that is licensed and registered in California pursuant to California Code of Regulations Title 17.	Public Utilities Department and City Contractors	
During construction and operation of the proposed project.	SC 5-3 All transport and transfer of hazardous materials (sodium hypochlorite, 12.5 percent solution) shall be performed by a licensed hauler in compliance with all applicable State and federal requirements, including the Hazardous Materials Transportation Act.	Public Utilities Department and City Contractors	
Prior to approval and implementation of the final project plans and specifications.	SC 5-4 The Control House renovations, including the proposed water treatment system, shall be designed in accordance with the City of Anaheim Municipal Code with respect to the storage and handling of chemicals.	Public Utilities Department	
Prior to approval and implementation of the final project plans and specifications.	SC 5-5 The City of Anaheim shall produce and maintain a Hazardous Materials Management Plan (HMMP) in compliance with the California Accidental Release Prevention (CalARP) program for the transport, storage and use of sodium hypochlorite (12.5 percent solution) at the Nohl Canyon Tank site.	Public Utilities Department	
No applicable Project Design Features are identified.			
Mitigation Measures			
During construction of the proposed project.	MM 5-1 In the event that disturbance of the project site results in a relocation or dispersal of a rodent or vector that is shown to result in a nuisance to neighboring property (including property damage or threat of disease vector), the City of Anaheim shall contact the Orange County Vector Control District, Orange County Animal Control, and/or a licensed private animal control company, depending on the type and condition of the species involved, to provide pest control services as deemed appropriate by the responding agency.	Public Utilities Department	

Timing	Measure	Responsible for Monitoring	Completion
SECTION 4.6 – HYDROLOGY			
Standard Conditions			
Prior to the issuance of preliminary or precise grading permits.	<p>SC 6-1 <u>Construction General Permit Notice of Intent (NOI)</u>: This project will result in soil disturbance of one (1) or more acres of land that has not been addressed by an underlying subdivision map. Prior to the issuance of preliminary or precise grading permits, the Landowner or subsequent Project Applicant shall provide the City Engineer with evidence that an NOI has been filed with the State Water Resources Control Board. Such evidence shall consist of a copy of the NOI stamped by the State Water Resources Control Board or Regional Water Quality Control Board, a letter from either agency, or an equivalent form of approval.</p>	Public Utilities Department	
Prior to the issuance of preliminary or precise grading permits.	<p>SC 6-2 <u>Construction Phase Storm Water Pollution Prevention Plan (SWPPP)</u>: Prior to the issuance of grading permits, the Landowner or subsequent Project Applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that will:</p> <ul style="list-style-type: none"> • Require implementation of Best Management Practices (BMPs) designed with a goal of preventing a net sediment load increase in storm water discharges relative to preconstruction levels; • Prohibit, during the construction period, discharges of storm water or non-storm water at levels which would cause or contribute to an exceedance of applicable water quality standards contained in the Basin Plan; • Discuss, in detail, the BMPs planned for the project that are related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in non-storm water discharges; • Describe post-construction BMPs for the project; • Explain the maintenance program for the project's BMPs; • During construction, require reporting of violations to the Regional Board; and • List the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The project proponent shall implement the SWPPP and will modify the SWPPP as directed by the Construction General Permit. 	Public Utilities Department	
Prior to the issuance of preliminary or precise grading permits.	<p>SC 6-3 <u>Water Quality Management Plan (WQMP)</u>: The Applicant shall submit, and Public Works, Development Services shall approve the final Water Quality Management Plan (WQMP). The WQMP shall identify the Best Management Practices (BMPs) that will be used on the site to control predictable pollutant runoff. More specifically, the WQMP shall do the following:</p> <ul style="list-style-type: none"> • Address Site Best Management Practices (BMPs) such as: minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas. • Incorporate the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. • Incorporate Treatment Control BMPs as appropriate. 	Public Utilities Department	

Timing	Measure	Responsible for Monitoring	Completion
	<ul style="list-style-type: none"> Describe the long-term operation and maintenance requirements for the Treatment Control BMPs. Identify the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs, and describe the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs. 		
<p>Prior to the issuance of preliminary or precise grading permits.</p>	<p>SC 6-4 <u>Project Source Controls:</u> The following pollutant source-control management practices shall be implemented with the project. (These source controls were selected based on the project's land uses.)</p> <ul style="list-style-type: none"> <i>Activity Restrictions</i> – These restrictions may include the following: <ol style="list-style-type: none"> This site has no vehicle or equipment repair facilities. Automotive or equipment repairs on the property shall be prohibited. If any hazardous materials (such as motor oil, gasoline, etc.) are stored on site, the hazardous materials shall be disposed of in accordance with local regulations. Potential pollutants exposed to rainwater shall be covered during rainstorms. Landscape maintenance should be performed by professionals under contract. Use of pesticides and fertilizers shall be applied at the minimum rate recommended by the manufacturer. Landscape maintenance shall also conform to Orange County's "Management Guidelines for Use of Fertilizers and Pesticides." <ul style="list-style-type: none"> Pesticides and Fertilizers shall only be applied by persons properly trained in the application of such products. Unused pesticides and fertilizers shall be stored in water-tight containers in areas not exposed to rainfall or runoff. Leaf blowers shall be used to direct debris toward accessible collection areas for pickup. Debris shall not be directed into the street or storm drains. Sidewalks, parking lots, driveways and other outdoor impervious surfaces shall be swept. No hosing off into storm drains or adjacent property will be allowed. Provisions to avoid overwatering of landscaped areas. Cleanup shall be confined to using mop and bucket only. <i>BMP Maintenance</i> – The City of Anaheim Public Utilities Department will be responsible (through its employees and/or Maintenance Contractors) for implementing each non-structural BMP and for scheduling clean up of all BMP structural facilities (catch basins, storm drains, trash enclosures, etc.). <i>Title 22 Compliance</i> – The City of Anaheim Public Utilities Department will ensure that its employees and all contract employees comply with Title 22 of the <i>California Code of Regulations</i> (CCR) and relevant sections of the <i>California Health and Safety Code</i> (Ch. 6.5) regarding hazardous waste management. Per Title 22, hazardous waste must be identified and permitted through the local permitting agency (Anaheim Fire Department). <i>State Water Quality Permit Compliance</i> – The City of Anaheim Public Utilities Department will comply with all requirements of the Santa Ana Regional Water 	<p>Public Utilities Department</p>	

Timing	Measure	Responsible for Monitoring	Completion
	<p>Quality Control Board's NPDES Permit (Order R8-2002-0010) and will prohibit all illicit discharges from the site. There are no known industrial waste or storm water discharges from the site which are not currently regulated and permitted by local agencies.</p> <ul style="list-style-type: none"> <p><i>Spill Contingency Plan</i> – The City of Anaheim Public Utilities Department will ensure that the contractor will implement a Spill Contingency Plan (Emergency Plan) in conformance with the Anaheim Fire Department. The plan will include provisions for stockpiling of cleanup materials; notification to responsible agencies in case of a spill; disposal of cleanup materials after a spill; and filing the required reports or other documentation related to spills.</p> <p>The City of Anaheim Public Utilities Department shall develop a Spill Response Plan and maintain a Spill Response Kit on site during project construction. Construction workers shall be properly trained to use the Spill Response Kit. The City of Anaheim Public Utilities Department shall maintain absorbent materials in the Spill Response Kit to adequately contain any spills that can be anticipated (oil drips, engine coolant, etc.).</p> <p><i>Uniform Fire Code Implementation</i> – The City of Anaheim Public Utilities Department must comply with Article 80 of the Uniform Fire Code, which requires the Public Utilities Department to keep information on the types and quantities of materials associated with on-site uses on file with the Anaheim Fire Department and updated annually.</p> <p><i>Employee Training</i> – The City of Anaheim Public Utilities Department will provide educational training for their employees and contract employees in the proper use, handling, and cleanup of all waste materials, pesticides, fertilizers, and other hazardous materials while on the job. Qualified and experienced individuals shall provide training to each employee prior to allowing him or her to handle waste materials.</p> 		
Project Design Features			
Prior to approval of project design	<p>PDF 6-1 Stormwater runoff from the access road surrounding the water storage tank would sheet flow over at least a ten-foot-wide area of permeable surface area to act as a natural stormwater treatment.</p>	Public Utilities Department	
Prior to approval of final grading permits	<p>PDF 6-2 Any slope with a vertical elevation in excess of 30 feet shall require a terrace drain to be constructed in the mid-section of the proposed slope. Terraces shall be at least 6 feet wide except a minimum 18-foot-wide terrace shall be required for (at least) each 60-foot interval for the height of the cut slope.</p>	Public Utilities Department	
No applicable Mitigation Measures are identified.			

Timing	Measure	Responsible for Monitoring	Completion
SECTION 4.7 – LAND USE			
<i>No applicable Standard Conditions are identified.</i>			
<i>Project Design Features – PDF 1-3 is also applicable to Land Use</i>			
<i>Mitigation Measures – MM 1-1 is also applicable to Land Use</i>			
SECTION 4.8 – NOISE			
Standard Conditions			
During construction of the proposed project.	SC 8-1 Asphalt processing shall not occur simultaneous to other noise-producing activities related to demolition, grading, or construction.	Public Utilities Department	
Prior to approval of grading plans.	SC 8-2 Plans shall include a note indicating that noise-generating project construction activities shall not occur between the hours of 6:00 PM and 8:00 AM. This requirement applies to construction activities within 3,000 feet of residential uses, consistent with the City's Noise Ordinance.	Public Utilities Department	
<i>Project Design Features – PDF 2-1 is also applicable to Noise</i>			
During construction of the proposed project.	PDF 8-1 All internal combustion engines on construction equipment shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the project site without said muffler.	Public Utilities Department	
During construction of the proposed project.	PDF 8-2 A sign shall be placed at the entrance to the project site that will provide local residents with a contact number for the Construction Manager or an authorized designee in the event noise levels disturb normal activities.	Public Utilities Department	
<i>No applicable Mitigation Measures are identified.</i>			
SECTION 4.9 – PUBLIC SERVICES			
<i>No applicable Standard Conditions are identified.</i>			
Project Design Features			
During construction of the proposed project.	PDF 9-1 When school is in session truck deliveries (including concrete trucks) shall not occur within 30 minutes of the scheduled start and end times for each grade level. When school is not in session, truck deliveries shall be permitted from 8:00 AM to 5:00 PM.	Public Utilities Department and City Contractors	
Mitigation Measures			
Prior to demolition or construction.	MM 9-1 The City of Anaheim Public Utilities Department shall expand the existing parking lot serving Nohl Canyon Elementary by a total of 8,500 sq ft within school grounds to minimize traffic conflicts along Nohl Canyon Road.	Public Utilities Department and City Contractors	

Timing	Measure	Responsible for Monitoring	Completion
SECTION 4.10 – TRANSPORTATION			
<i>No applicable Standard Conditions are identified.</i>			
Project Design Features – PDF 9-1 is also applicable to Transportation			
During construction of the proposed project.	PDF 10-1 The center lane shall be re-striped at the intersection of Nohl Canyon Road and Nohl Ranch Road while the second existing eastbound lane on Nohl Ranch Road west of Nohl Canyon Road shall be eliminated. These temporary improvements would facilitate construction vehicle movement on Nohl Ranch Road and Nohl Canyon Road.	Public Utilities Department	
During construction of the proposed project.	PDF 10-2 A permanent eastbound protective-permissive left-turn phase for the traffic signal at Royal Oak Road and Nohl Ranch Road shall be incorporated as part of the proposed project to facilitate construction vehicle movement.	Public Utilities Department	
During construction of the proposed project.	PDF 10-3 Parking shall be restricted 24 hours a day along the northbound side of Nohl Canyon Road for the duration of demolition and construction activities.	Public Utilities Department	
During construction of the proposed project.	PDF 10-4 Inbound construction traffic from SR-91 to the site shall be directed to exit at Lakeview Avenue and proceed along Santa Ana Canyon Road to Santiago Boulevard, Nohl Ranch Road and, ultimately, to Nohl Canyon Road.	Public Works Department and City Contractors	
During construction of the proposed project.	PDF 10-5 Outbound construction traffic shall be directed to exit the site using Nohl Canyon Road. From this point, traffic shall travel along Nohl Ranch Road to Royal Oak Road, to Santa Ana Canyon Road, and, ultimately, to SR-91 via Lakeview Avenue.	Public Utilities Department	
During construction of the proposed project.	PDF 10-6 Construction equipment shall be stored on site within the City's property. The construction staging area, including worker parking, shall be located at the existing parking area adjacent to the Olive Hills Park.	Public Utilities Department and City Contractors	
Mitigation Measures – MM 9-1 is also applicable to Transportation			
Prior to approval of grading plans.	MM 10-1 The City of Anaheim shall create a traffic control plan including construction haul routes, temporary worker parking, use of flagmen, and any pedestrian-related impacts to sidewalks and intersection crossings for review and approval by the Department of Public Works. The traffic control plan shall be implemented during all stages of project construction. <ul style="list-style-type: none"> • Provide an eastbound protective-permissive left-turn lane at the intersection of Royal Oak Road and Nohl Ranch Road. • Restrict construction traffic to non pick-up/drop-off time periods for the adjacent school and limit truck activity during the AM and PM peak hours. • Extend the centerline stripe along Nohl Canyon Road a total of 40 feet, south of Nohl Ranch Road. • Retain Flagmen to control traffic at the intersection of Nohl Ranch Road and Nohl Canyon Road. The flagmen shall be in place on every day of construction that requires deliveries, hauling of debris, concrete pours, or any other traffic in the form of trips by large construction vehicles, such as double trailers and single 	Public Utilities Department	

Timing	Measure	Responsible for Monitoring	Completion
	<p>trailer/cement trucks. A flagman would not be necessary for control of construction worker traffic in the AM, afternoon, and PM peak hours, in the absence of other qualifying construction vehicles.</p> <ul style="list-style-type: none"> Retain an additional Crossing Guard at the intersection of Nohl Ranch Road and Nohl Canyon Road. The crossing guard shall be in place every construction day that requires deliveries, hauling of debris, concrete pours, or any other traffic in the form of trips by large construction vehicles (such as double trailers and single trailer cement trucks) during drop-off and pick-up times when school is in session. 		
Prior to issuance of demolition permits.	<p>MM 10-2 The City of Anaheim shall seek approval from the City of Orange Traffic Commission to remove and/or restrict on-street parking along Nohl Canyon Road between the project site and Nohl Ranch Road, 24 hours a day and 7 days a week. Approval from the City of Orange shall be obtained prior to issuance of demolition permits.</p>	Public Utilities Department	
Following project completion.	<p>MM 10-3 The City of Anaheim shall repave (grind and cap) Nohl Canyon Road south of Nohl Ranch Road. Completion of roadway improvements shall be approved by the City of Orange.</p>	Public Utilities Department	