

# CITY OF COSTA MESA 2021-2029 HOUSING ELEMENT UPDATE MITIGATION MONITORING AND REPORTING PROGRAM

Prepared for

City of Costa Mesa  
77 Fair Drive  
Costa Mesa, California 92626

Prepared by

Kimley-Horn and Associates, Inc.  
1100 W Town and Country Road, Suite 700  
Orange, California 92868

Date: January 2022

## PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor mitigation measures (MMs) outlined in The City of Costa Mesa 2021-2029 Housing Element Update Initial Study/Mitigated Negative Declaration (IS/MND). The City of Costa Mesa 2021-2029 Housing Element Update MMRP has been prepared in conformance with Public Resources Code §21081.6 and City of Costa Mesa Monitoring Requirements. Specifically, Public Resources Code Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
  - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
  - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- (b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- (c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction

over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or an agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

State CEQA Guidelines Section 15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of Costa Mesa is the Lead Agency for The City of Costa Mesa 2021-2029 Housing Element Update Project and is therefore responsible for ensuring implementation of the MMRP. The MMRP has been drafted as a fully enforceable monitoring program to meet Public Resources Code Section 21081.6 requirements.

The MMRP is comprised of the Mitigation Program and includes measures to implement and monitor the Mitigation Program. The MMRP defines the following for each MM:

- **Definition of Mitigation.** The Mitigation Measure contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.
- **Responsible Party or Designated Representative.** Unless otherwise indicated, an applicant would be the responsible party for implementing the mitigation, and the City of Costa Mesa or designated representative is responsible for monitoring the performance and implementation of the mitigation measures. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.
- **Time Frame.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

The MM numbering system in the table corresponds with the MM numbering system in the IS/MND. The MMRP table's last column will be used by the parties responsible for documenting when MM implementation has been completed. The ongoing documentation and monitoring of mitigation compliance will be completed by the City of Costa Mesa. The completed MMRP and supplemental documents will be kept on file at the City of Costa Mesa Planning Division.

THE CITY OF COSTA MESA 2021-2029 HOUSING ELEMENT UPDATE  
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Biological Resources						
Threshold (a) Would the project have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game of U.S. Fish and Wildlife Service?	MM BIO-1: Biological Survey: Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to special-status wildlife and plants species, shall be required to comply with the following mitigation framework: Prior to the issuance of any permit for future development consistent with the HEU, a site-specific general biological resources survey shall be conducted on sites that contain the presence of any sensitive biological resources, including any sensitive plant or wildlife species. A biological resources report shall be submitted to the City to document the results of the biological resources survey. The report shall include (1) the methods used to determine the presence of sensitive biological resources; (2) vegetation mapping of all vegetation communities and/or land cover	Prior to Building Permit Issuance	Completed Biological Resources Survey	Planning and Building Divisions		

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
	types; (3) the locations of any sensitive plant or wildlife species; (4) an evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; and (5) an evaluation of the significance of any potential direct or indirect impacts from the proposed project. If potentially significant impacts to sensitive biological resources are identified, future project-level grading and site plans shall incorporate project design features required by the applicant to minimize direct impacts on sensitive biological resources to the extent feasible, and the report shall also recommend appropriate mitigation to be implemented by the applicant to reduce the impacts to below a level of significance.					
	<b>MM BIO-2:</b> Pre-Construction Nesting Bird Survey: Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to migratory birds, shall avoid the bird breeding season (typically January through July for raptors	Prior to ground disturbing activities	Verify Requirements Included on Grading and Construction Plans  Verify Pre-Construction Nesting Bird Survey Conducted and Nesting	Planning and Building Divisions  Qualified Biologist		

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
	and February through August for other avian species), if feasible. If breeding season avoidance is not feasible, the applicant shall be responsible for a qualified biologist to conduct a pre-construction nesting bird survey prior to the commencement of any ground disturbing activities to determine the presence/absence, location, and status of any active nests on or adjacent to the survey area. The extent of the survey buffer area surrounding each site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act and the California Fish and Game Code and minimize the potential for project delay, nesting bird surveys shall be performed by the qualified biologist prior to project commencement. In the event that active nests are discovered, a suitable buffer (distance to be determined by the biologist or overriding		Bird Plan Prepared, If Required			

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
	agencies) shall be established around such active nests, and no construction within the buffer shall allowed until the biologist has determined that the nest(s) is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).					
<b>Cultural Resources</b>						
<b>Threshold (a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?</b>	<b>MM CR-1:</b> Historical Resource Evaluation: Applications for future development facilitated by the HEU, where the City has determined a potential for impacts to historic resources, shall be required to comply with the following mitigation framework: For any building/structures in excess of 50 years of age having its original structural integrity intact, the applicant shall retain a qualified professional historian to determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in State		Retention of a Qualified Professional; Evaluate Significance of Historical Findings	Planning and Building Divisions  Qualified Professional Historian		

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
	CEQA Guidelines Section 15064.5. A historical resource report shall be submitted by the applicant to the City and shall include the methods used to determine the presence or absence of historical resources, identify potential impacts from the proposed project, and evaluate the significance of any historical resources identified.					
<b>Threshold (b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?</b>	<b>MM CR-2:</b> Archaeological Survey Evaluation: Applications for future development consistent with the HEU, where the City has determined a potential for impacts to archeological resources, shall be required to comply with the following mitigation framework: Prior to the issuance of any permit for future development located on a previously undisturbed site, the applicant shall retain a qualified archaeologist to conduct an archaeological survey to evaluate the presence of cultural resources and the need for project impact mitigation by preservation, relocation, or other methods. An archaeological resource report shall be submitted by the applicant to the City and shall	During Excavation and Grading Activities, If Resources are Unearthed	Verify Requirements on Construction Plans  Submitted Archaeological Resource Report	Planning and Building Divisions  Qualified Professional Archaeologist		



Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
	include the methods used to determine the presence or absence of archaeological resources, identify potential impacts from the proposed project, and evaluate the significance of any archaeological resources identified. If there are potentially significant impacts to an identified archaeological/cultural resource, the report shall also recommend appropriate mitigation required by the applicant to reduce impacts to below a level of significance.					
<b>Hazards and Hazardous Materials</b>						
<b>Threshold (b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</b>	<b>MM HAZ-1:</b> Unanticipated Discovery of Hazardous Materials: Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to Hazards and Hazardous Materials, the applicant or applicant's contractor shall complete the following if unknown wastes or suspect materials are discovered that are believed to involve hazardous waste or materials:	During Construction Activities	Written Notification to Environmental Hazard Professional  Documentation of Implementation Measures	Planning and Building Divisions  Certified Environmental Hazards Contractor		

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
	1. Immediately cease work in the suspected contaminant's vicinity, remove workers and the public from the area, and secure the area. 2. Notify the applicant's Environmental Professional and immediately implement proper remedial activities as recommended. 3. Notify the City Engineer and Planning and Community Development Director and implement measures to further secure the area. 4. The Hazardous Waste/Materials Coordinator shall advise the responsible party of further actions that shall be taken, if required					
<b>Noise</b>						
<b>Threshold (a) Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies?</b>	<b>MM NOI-1:</b> Noise Reduction Program: Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts noise standards, the Applicant shall require construction contractors to implement a site-specific Noise Reduction Program, which includes the following measures, ongoing	During Construction Activities	Noise Reduction Program and Requirements Included on Grading and Construction Plans; Site Inspections	Planning and Building Divisions		

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
	<p>through demolition, grading, and/or construction to reduce construction-related noise impacts, where construction activities would exceed the standards established in the City's Noise Ordinance:</p> <ul style="list-style-type: none"> <li>-Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.</li> <li>-Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used (this muffler can lower noise levels from the exhaust by up to approximately 10 dBA). External jackets on the tools themselves shall be used</li> </ul>					

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
	<p>where feasible (this can achieve an approximately 5.0-dBA reduction. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</p> <p>-Stationary construction-related noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.</p>					
	<p><b>MM NOI-2:</b> Noise Compliant Response and Tracking: Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to substantial excess of noise standards, prior to demolition, grading, or building permit approval, the Applicant shall submit to the Planning Department a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. At</p>	Prior to Demolition, Grading, or Building Permit Approval	Verify Requirements on Construction Plans; Conduct Inspections	Planning and Building Divisions		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
				Date	Initials
<p>minimum, these measures shall include the following:</p> <ul style="list-style-type: none"> <li>-A procedure to the public for notifying the City's Code Enforcement Officer and Police Department (during regular construction hours and off-hours);</li> <li>-A requirement for a sign to be posted by the Applicant on-site specifying the permitted construction days and hours, and notification procedure, and who to notify in the event of a noise-related concern. The sign shall also include the construction contractor's telephone numbers (during regular construction hours and off-hours); and</li> <li>-A requirement for a preconstruction meeting to be held with the Applicant and general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed</li> </ul>					

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<b>Threshold (b) Would the project result in the generation of excessive groundborne vibration or groundborne noise levels?</b>	<p><b>MM NOI-3:</b> Vibration Impact Response Plan: Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to vibration-sensitive structures (i.e., non-engineered timber and masonry buildings) located within a 50-foot radius of pile driving activities, prior to demolition, grading, or building permit approval, the applicant shall provide for the following measures to be specified on the project plans and implemented prior to and during construction:</p> <ul style="list-style-type: none"> <li>- The applicant shall utilize temporary noise attenuation curtain suitable for pile driving equipment as needed. This noise attenuation device should be installed directly between the equipment and the nearest noise sensitive receptor to the construction site.</li> <li>-Pile driving within a 50-foot radius of identified vibration-sensitive structures shall utilize alternative installation methods (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free</li> </ul>	Prior to Demolition, Grading, or Building Permit Approval	Verify Requirements on Construction Plans; Conduct Inspections	Planning and Building Divisions		

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
	vibratory pile drivers) such that vibration velocities from the alternative construction activity would fall below the 0.2 the inch/second threshold. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.					
<b>Tribal Cultural Resources</b>						
<b>Threshold (a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural</b>	<b>MM TCR-1:</b> Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to tribal resources, including discovery of any tribal, cultural, or archaeological resources during ground-	During Ground Disturbing Activities	Retention of an Approved Native American Monitor; Executed Monitoring Agreement  Monitoring During Ground Disturbance Activities; Pre-Construction Sensitivity	Planning and Building Divisions  Native American Monitor		

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<p><b>value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</b></p>	<p>disturbing activities, the Applicant shall immediately cease such activities in the immediate vicinity. The find will then be assessed by a qualified archeologist retained by the Applicant and a tribal monitor/consultant approved by the consulting tribe. The applicant shall promptly notify the Director of Economic and Development Services to the discovery of resources. If the resources are Native American in origin, the consulting tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the tribe will request preservation in place or recovery for educational purposes. At the direction of the qualified archaeologist and tribal monitor/consultant, and in coordination with the Development Services Department, work may continue on other parts of the affected site while evaluation and, if necessary, additional protective measures are completed at the affected portion of the site pursuant to State CEQA Guidelines Section 15064.5 [f]. If</p>					



Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
	<p>a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time and funding to allow for sufficient implementation of avoidance measures must be made available. The treatment plan established for the resources shall be in accordance with State CEQA Guidelines Section 15064.5(f) for historical resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment upon identification of unique archeological resources (Public Resources Code Section 21083.2(b)). 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. All tribal cultural resources shall be returned to the consulting tribe. 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.</p>					

Mitigation Measures (MMs)		Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification	
					Date	Initials
	Acceptance and curation of the historic archeological materials will be at the discretion of the institution. If no institution accepts the archaeological material, they shall be offered to the consulting tribe or the Costa Mesa Historical Society for educational purposes.					

Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Aesthetics						
Threshold (d) Would the project create a new source of substantial light or glare, which would adversely affect day or nightttime views in the area?	SC AES-1: Lighting Plan and Photometric Study: Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to light and glare, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City’s Development Services Department prior to the issuance of Building Permits. The Lighting Plan shall demonstrate compliance with the following: (a) Lighting design and layout shall limit spill light to no more than 0.5-foot candle at the	Prior to Permit Issuance	Submittal of Plans	Planning and Building Division		

Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
	property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site. (b) Glare shields may be required for select light standards					
<b>Air Quality</b>						
<b>Threshold (b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</b>	<b>SC AQ-1: Dust Control:</b> Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to air quality during construction, construction contractors shall comply with South Coast Air Quality Management District's (South Coast AQMD's) Rules 402 and 403 to minimize construction emissions of dust and particulates. South Coast AQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. Rule 402 prohibits the 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	During Construction	Verify Requirements Included on Grading and Construction Plans; Site Inspections	Planning and Building Divisions		

Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
	<p>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.</p> <p>South Coast AQMD Rule 403 requires that fugitive dust be controlled with Best Available Control Measures so that the presence of such dust does not remain visible beyond the property line of the emission source. This rule is intended to reduce PM10 emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 lists the Best Available Control Measures that are applicable to all construction projects. The measures include, but are not limited to, the following:</p> <p>a. Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass</p>					

Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
	<p>cover is grown or otherwise stabilized.</p> <p>b. All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.</p> <p>c. All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.</p> <p>d. The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.</p> <p>e. Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.</p>					
	<p><b>SC AQ-2:</b> Architectural Coatings: Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to air quality, construction contractors shall adhere to South Coast Air Quality Management District (South Coast AQMD) Rule 1113, which requires manufacturers,</p>	Prior to Construction	Verify Requirements Included on Construction Plans	Planning and Building & Safety Divisions		

Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
	distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories. Architectural coatings shall be selected so that the volatile organic compound (VOC) content of the coatings is compliant with South Coast AQMD Rule 1113. This requirement shall be included as notes on contractor specifications.					
<b>Biological Resources</b>						
<b>Threshold (a) Would the project have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</b>	<b>SC BIO-1:</b> Focused Survey for Burrowing Owls on Vacant Sites Two Acres or larger: Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts to sensitive species (Burrowing Owl), the Applicant shall initiate preparation of a focused survey for burrowing owls, conducted by a qualified professional biologist for any	Prior to ground disturbing activities	Verify Pre-Construction Survey Conducted	Planning and Building Divisions  Qualified Biologist		

Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
	new development project proposed on a vacant site of two acres or larger and with a landscape of annual and perennial grasslands, desert, or arid scrubland with low-growing vegetation or agricultural use or vegetation. The purpose of the survey is to determine if burrowing owls are foraging or nesting on or adjacent to the project site. If surveys confirm that the site is occupied habitat, mitigation measures to minimize impacts to burrowing owls, their burrows, and foraging habitat shall be identified. The results of this survey, including any mitigation recommendations, shall be incorporated into the project-level CEQA compliance documentation. Owl surveys and approaches to mitigation shall be in accordance with the Staff Report on Burrowing Owl Mitigation, issued by the California Department of Fish and Wildlife on March 7, 2012 (CDFW 2012).					
Cultural Resources						

Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
<b>Threshold (c) Would the project disturb any human remains, including those interred outside of formal cemeteries?</b>	<b>SC CR-1:</b> Unanticipated Discovery of Human Remains: Applications for future development consistent with the HEU, where the City has determined a potential for impacts to human remains, shall be required to comply with the following mitigation framework: In the event that human remains are discovered or unearthed, all earth-disturbing work within a 100-meter radius of the location of the human remains shall be temporarily suspended or redirected by the applicant until a forensic expert retained by the applicant has identified and evaluated the nature and significance of the find, in compliance with State CEQA Guidelines 15064.5(f). If human remains of Native American origin are discovered or unearthed, the applicant shall contact the consulting tribe, as detailed in MM TCR-1, regarding any finds and provide information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide	During Excavation and Grading Activities	Retention of a Qualified Professional, If Cultural Resources are Unearthed; Evaluate Significance of Findings	Planning and Building Divisions  Qualified Professional Paleontologist		



Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
	Tribal input concerning significance and treatment. After the find has been appropriately mitigated, as determined, and documented by a qualified archaeologist, work in the area may resume.					
<b>Geology and Soils</b>						
<b>Threshold (a.ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?</b>	<b>SC GEO-1:</b> California Building Code Conformance: Applications for future housing development facilitated by the HEU, where the City has determined a potential for impacts related to seismic ground shaking, design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to the issuance of grading permits.		Verify Requirements on Construction Plans	Planning and Building Divisions		

Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Hazards and Hazardous Materials						
Threshold (b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	SC HAZ-1: Preparation of Phase 1 Environmental Site Assessment: Applicants for new development projects requiring City discretionary approval shall include the results of a Phase I Environmental Site Assessment (ESA), prepared in accordance with the latest ASTM protocol for such assessments. If the Phase I ESA indicates some evidence that site contamination exists that could require cleanup to avoid danger to people or damage to the environment, a Phase II level review shall be completed to fully characterize the nature and extent of such contamination, and the scope of required clean up procedures. The results of the Phase II assessment shall be considered as part of the CEQA compliance process prior to any action on the project.	Prior to Permit issuance  During CEQA review process	Completed Phase 1 ESA	Planning and Building Divisions		
Threshold (d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?						
Noise						
Threshold (a) Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the	SC NOI-1: Construction Noise Limitation: Applications for future housing development facilitated by the HEU, where the City has determined a	During Construction	Verify Requirements on Construction Plans; Conduct Inspections	Planning and Building Divisions		

Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
<b>project in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies?</b>	potential for impact to noise, all noise-generating construction activities shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.					
<b>Recreation</b>						
<b>Threshold (a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</b>	<b>SC REC-1: Payment of Park Fees:</b> Applications for future housing development facilitated by the HEU, where the City has determined a potential impact to recreational resources, applicants of projects that do not meet the City's parkland dedication requirements shall pay park fees as established in CMMC Title 13, Chapter XII, Article 4 (Park and Recreation Impact Fees) to provide park and recreational facilities to serve the future residents of proposed new residential units, prior to the issuance of building permits.	Prior to Building Permit Issuance	Receipt of Payment of Park Fees	Planning Division		

Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
	<p><b>SC REC-2:</b> Parkland Dedications: Applications for future housing development facilitated by the HEU, where the City has determined a potential impact to recreational resources, every residential subdivider who creates a subdivision shall be required to dedicate a portion of the land, pay a fee in lieu thereof, or do a combination of both, as established in CMMC Title 13, Chapter XI, Article 5 (Park and Recreation Dedications) for the purpose of providing park and recreational facilities to serve future residents of the subdivision. In determining whether a subdivider shall dedicate land, pay a fee in lieu of land dedication, or a combination of both, the following procedure shall be used:</p> <p>(a) Subdividers required to or desiring to dedicate property for park and recreational purposes shall, upon filing a tentative map for approval, check with the city to determine whether their property has been designated for a park site in the general plan. If a subdivider's property is so designated, the subdivider</p>	Prior to Building Permit Issuance	<p>Receipt of Payment of Park In Lieu Fees</p> <p>Park Site Designated on Construction Plans</p>	Planning Division		

Standard Conditions (SCs)		Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
	shall coordinate with the necessary departments to incorporate the park site(s) into the property's development plan. (b) If the subdivider's property is not so designated, and a school site is proposed within or in proximity to the property, a park site adjacent to the school site shall be developed and the subdivider shall coordinate with the necessary departments to incorporate the park site(s) into the property's development plan.					
<b>Utilities and Service Systems</b>						
<b>Threshold (a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</b>	<b>SC UT-1:</b> Mesa Water District Coordination: Applications for future housing development facilitated by the HEU, where the City has determined a potential impact to water utility service providers, customer shall contact the Mesa Water District – Engineering Desk and submit an application with plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.	During Development Review Process	Approval Letter or Written Documentation from Mesa Water District	Planning and Building Division		