

**MITIGATION MONITORING AND REPORTING PROGRAM  
FOR THE  
GOODMAN LOGISTICS CENTER FULLERTON PROJECT  
(PRJ2019-00173)**

**October 2020**



## INTRODUCTION

The City of Fullerton will adopt this Mitigation Monitoring and Reporting Program (MMRP) for the Goodman Logistics Center Fullerton Project, in accordance with the Public Resources Code (PRC) Section 21086.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The lead agency for each project that is subject to CEQA is required to monitor performance of the mitigation measures included in any environmental document to ensure that implementation does, in fact, take place.

The purpose of the MMRP is to ensure that the Goodman Logistics Center Fullerton Project, which is the subject of the *Goodman Logistics Center Final Environmental Impact Report* (Final EIR), State Clearinghouse (SCH) No. 2020031172, complies with all applicable environmental mitigation requirements. Applicable mitigation measures (MMs) from The Fullerton Plan EIR and Project-specific MMs for the Project will be adopted by the City of Fullerton, in conjunction with the certification of the Final EIR. Within this document, approved MMs are organized and referenced by subject category and include those for: (1) Aesthetics, (2) Air Quality, (3) Cultural Resources, (4) Geology and Soils, (5) Hazards and Hazardous Materials, (6) Hydrology and Water Quality, (7) Noise, (8) Transportation, and (9) Tribal Cultural Resources. Each item has a numerical reference related to the Final EIR. In addition to identifying the specific MMs, the method and timing of verification and the responsible party that will ensure that each action is implemented is also identified.

The City of Fullerton is the designated lead agency for this MMRP. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition. The City will rely on information provided by the monitor as accurate and up-to-date and will field check standard conditions and mitigation measure status as required.

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<b>AESTHETICS</b>				
<i>Applicable The Fullerton Plan EIR Mitigation Measure</i>				
<b>MM AES-2</b> Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.	Prior to the Issuance of a Grading Permit/ Ongoing Inspections During Construction	Issuance of a Grading Permit/ Ongoing During Construction	City of Fullerton Community & Economic Development Department and Public Works Department	
<b>AIR QUALITY</b>				
<i>Applicable The Fullerton Plan EIR Mitigation Measures</i>				
<b>MM AQ-1</b> Prior to issuance of any Grading Permit, the Community Development Director and the Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors: <ul style="list-style-type: none"> <li>All active portions of the construction site shall be watered twice daily to prevent excessive amounts of dust;</li> </ul>	Prior to Issuance of Grading Permit or Building Permit/ Ongoing Inspections During Construction	Verification that Grading Plans and, Building Plans include Notes regarding compliance with SCAQMD Rule 403/ Verification During Construction	City of Fullerton Community & Economic Development Department and Public Works Department	



Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<ul style="list-style-type: none"><li>• Non-toxic soil stabilizers shall be applied to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain), according to manufacturers' specifications;</li><li>• All excavating and grading operations shall be suspended when wind gusts (as instantaneous gust) exceed 25 miles per hour;</li><li>• On-site vehicle speed shall be limited to 15 miles per hour;</li><li>• All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized;</li><li>• Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible;</li><li>• All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;</li><li>• Track-out devices shall be used at all construction site access points;</li><li>• All delivery truck tires shall be watered down and/or scraped down prior to departing the job site;</li><li>• A construction relations officer shall be appointed to act as a community liaison</li></ul>				

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<p>concerning on-site construction activity including resolution of issues related to fugitive dust generation;</p> <ul style="list-style-type: none"> <li>• Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway; and</li> <li>• Replace ground cover in disturbed areas as quickly as possible.</li> </ul>				
<p><b>MM AQ-2</b> All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Applicant shall demonstrate to the City of Fullerton how the project operations subject to that specification during hauling activities shall comply with the provisions set forth in Sections 23114(b)(F), (e)(4).</p>	<p>Prior to Issuance of Grading Permit/ Ongoing Inspections During Construction</p>	<p>Issuance of a Grading Permit/ Ongoing During Construction</p>	<p>City of Fullerton Community &amp; Economic Development Department and Public Works Department</p>	
<p><b>MM AQ-3</b> The following measures shall be implemented to reduce VOC emissions resulting from application of architectural coatings:</p> <ul style="list-style-type: none"> <li>• Contractors shall use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent;</li> </ul>	<p>Prior to Issuance of Building Permit/Ongoing Inspections During Construction</p>	<p>Verification that Building Plans include Notes regarding compliance / Verification During Construction</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	



Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<ul style="list-style-type: none"> <li>• Use required coatings and solvents with a VOC content lower than required under Rule 1113;</li> <li>• Construct/build with materials that do not require painting; and</li> <li>• Use pre-painted construction materials.</li> </ul>				
<p><b>MM AQ-4</b> Prior to issuance of any Grading Permit, the Community Development Director and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer’s specifications, to the satisfaction of the City Engineer. Equipment maintenance records and equipment design specifications data sheets shall be kept on site during construction. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.</p>	<p>Prior to Issuance of Grading Permit or Building Permit/ Ongoing Inspections During Construction</p>	<p>Issuance of a Grading Permit/ Verification that Grading Plans and Building Plans include Notes regarding compliance / Verification During Construction</p>	<p>City of Fullerton Community &amp; Economic Development Department and Public Works Department</p>	
<p><b>MM AQ-5</b> Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval shall be required by the City of Fullerton Building and Safety Division prior to issuance of grading permits.</p>	<p>Prior to Issuance of the earlier of a Demolition Permit or Grading Permit/Inspections During Construction</p>	<p>Issuance of a Electrical Permit for Temporary Power/ Ongoing During Construction</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	
<p><b>MM AQ-6</b> Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic</p>	<p>Prior to Issuance of a Grading Permit</p>	<p>Submittal and Approval of a Traffic Control Plan</p>	<p>City of Fullerton Public Works Department</p>	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<p>control plan shall describe in detail safe detours and provide temporary traffic control during construction activities for that project. To reduce traffic congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as a flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.</p>				
<p><b>MM AQ-7</b> Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.</p>	<p>Prior to Issuance of Building and Grading Permits/Ongoing Inspections During Construction</p>	<p>Verification that Grading Plans and Building Plans include Notes regarding compliance / Ongoing During Construction</p>	<p>City of Fullerton Community &amp; Economic Development Department and Public Works Department</p>	
<p><b>MM AQ-9<sup>1</sup></b> Proposed developments within the City of Fullerton shall include, to the extent feasible, as a part of construction and building management contracts, the following measures:</p> <ul style="list-style-type: none"> <li>All residential and commercial structures shall be required to incorporate high</li> </ul>	<p>Prior to Issuance of Building Permits</p>	<p>Verification that Building Plans include relevant measures/Ongoing During Construction</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	

<sup>1</sup> With respect to these measures, the Project shall conform to the State Building Code, including the CALGreen Code, or MM AQ-9, whichever is more restrictive.

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
efficiency/low polluting heating, air conditioning, appliances, and water heaters. <ul style="list-style-type: none"> <li>All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.</li> <li>All residential, commercial, and industrial structures shall be required to incorporate light colored roofing materials.</li> </ul>				
<b>MM AQ-10</b> Future development projects within the City that include employers with 250 employees or more shall comply with SCAQMD Rule 2202, which requires the implementation of employee commute reduction programs.	Prior to the issuance of Building Permits/Certificate of Occupancy	Verification that Building Plans include relevant improvements and CC&Rs include requirements for future users/Final Inspection	City of Fullerton Community & Economic Development Department	
<b>MM AQ-12</b> Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes.	Prior to the issuance of Sign Permits/Certificate of Occupancy	Verification that Sign Plans include required signage/Final Inspection	City of Fullerton Community & Economic Development Department	
<b>CULTURAL RESOURCES</b>				
<b><i>Applicable The Fullerton Plan EIR Mitigation Measure</i></b>				
<b>MM CR-4</b> In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner	During Ground-Altering Activities	On-Site Monitor/ Report to Orange County Coroner's Office, if Human Remains are Discovered	City of Fullerton Community & Economic Development Department	



Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<p>shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.</p>				
<p><b>GEOLOGY AND SOILS (PALEONTOLOGICAL RESOURCES)</b></p>				
<p><i>Project-Level Mitigation Measures</i></p>				
<p><b>MM 5-1</b> Prior to the start of earthwork, a qualified Project Paleontologist shall be retained to oversee the paleontological monitoring program and shall attend the pre-construction meeting to consult with Project contractors concerning excavation schedules, paleontological field techniques, and safety issues. In addition, the Project Paleontologist shall identify a professional repository to receive any discovered fossils.</p> <p>A qualified Project Paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology that is experienced with paleontological procedures and techniques, who is knowledgeable in the geology and paleontology of Orange County, and who has worked as a paleontological mitigation project supervisor for at least one year.</p> <p>A professional repository is defined as a recognized paleontological specimen repository (e.g., an American Alliance of Museums [AAM]-accredited museum or university) with a permanent curator capable of storing fossils in a facility with adequate security against theft, loss,</p>	<p>Prior to the issuance of Grading Plans/Ongoing During Earthwork</p>	<p>Verification (i.e. contract with developer) that the Retention of a Qualified Project Paleontologist has occurred and Professional Repository has been identified</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<p>damage, fire, pests, and adverse climate conditions.</p>				
<p><b>MM 5-2</b> A paleontological monitor shall be on-site during all earthwork operations at or exceeding 8 feet below the ground surface (bgs) (i.e., trenching for deep utilities and storm water drains) that directly impact Quaternary young alluvial fan deposits. The paleontological monitor shall be equipped to salvage fossils as they are unearthed (including bulk matrix samples containing microvertebrate fossils). Paleontological monitoring may be reduced (e.g., part-time monitoring or spot-checking) or eliminated, at the discretion of the Project Paleontologist and with approval from the City of Fullerton if the Project Paleontologist determines there is a low risk of encountering paleontological resources. Changes to the paleontological monitoring schedule shall be based on the results of the mitigation program as it unfolds during site development, and current and anticipated conditions in the field.</p> <p>A paleontological monitor is defined as an individual with a college degree in paleontology or geology who has experience in the recognition and salvage of fossil materials. The paleontological monitor shall work under the direction of the Project Paleontologist.</p>	<p>During Earthwork at or Exceeding 8 feet</p>	<p>Verification (i.e. contract with developer) that the Retention of a Paleontological Monitor has occurred with procedures for identifying and salvaging fossils identified</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<p><b>MM 5-3</b> If fossils are discovered, the Project Paleontologist (or paleontological monitor) shall make an initial assessment to determine their significance. All identifiable vertebrate fossils (large or small) and uncommon invertebrate, plant, and trace fossils are considered to be significant and shall be recovered. Representative samples of common invertebrate, plant, and trace fossils shall also be recovered. Although fossil salvage can often be completed in a relatively short period of time, the Project Paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt earthwork in his or her discretion during the initial assessment phase if additional time is required to salvage fossils. If it is determined by the Project Paleontologist that the fossil(s) are to be recovered, the recovery shall be completed in a timely manner. Some fossil specimens (e.g., a large mammal skeleton) may require an extended salvage period. Because of the potential for the recovery of small fossil remains (e.g., isolated teeth of small vertebrates), it may be necessary to collect bulk-matrix samples for screen washing.</p>	<p>During Earthwork at or Exceeding 8 feet</p>	<p>Verification (i.e. contract with developer) that the Retention of a Project Paleontologist/Paleontological Monitor has occurred with procedures for identifying and salvaging fossils identified</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	
<p><b>MM 5-4</b> In the event that fossils are discovered during a period when a paleontological monitor is not on site (i.e., an inadvertent discovery), earthwork within the vicinity of the discovery site shall temporarily halt, and the Project Paleontologist shall be contacted to evaluate the significance of the discovery. If the Project Paleontologist</p>	<p>Prior to issuance of Grading Permit/During Earthwork at or Exceeding 8 feet</p>	<p>Verification that Grading Plans include Note regarding procedures/Ongoing During Earthwork at or Exceeding 8 feet</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<p>determines that the inadvertent discovery is significant, the fossils shall be recovered, as outlined in MM 5-3.</p>				
<p><b>MM 5-5</b> Fossil remains that are collected shall be cleaned, repaired, sorted, taxonomically identified, and cataloged. Fossil preparation may also include screen-washing of bulk matrix samples for microfossils or other laboratory analyses (e.g., radiometric carbon dating), if warranted in the discretion of the Project Paleontologist. Fossil preparation and curation activities may be conducted at the laboratory of the contracted Project Paleontologist, at an appropriate outside agency, and/or at the designated repository, and shall follow the standards of the designated repository.</p>	<p>Prior to issuance of Grading Permit/Conclusion of Ground Disturbing Activities</p>	<p>Verification (i.e. contract with developer) that the Retention of a Project Paleontologist/Paleontological Monitor has occurred with procedures for collection and curation</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	
<p><b>MM 5-6</b> Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be curated at a professional repository. The Project Paleontologist shall have a written repository agreement with the professional repository prior to start of earthwork operations at or exceeding 8 feet bgs.</p>	<p>Conclusion of Ground Disturbing Activities</p>	<p>Submittal of Written Repository Agreement</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	
<p><b>MM 5-7</b> A final summary report shall be completed at the conclusion of ground disturbing activities that outlines the results of the mitigation program. The report and inventory, if applicable, shall be submitted to the City of Fullerton, along with confirmation of the curation of recovered</p>	<p>Conclusion of Ground Disturbing Activities</p>	<p>Submittal of Report</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
specimens into a professional repository, if applicable.				
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<i>Applicable The Fullerton Plan EIR Mitigation Measure</i>				
<p><b>MM HAZ-2</b> Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above-ground storage tanks, surface trash, piping, excess vegetation, and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the Project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements:</p> <ul style="list-style-type: none"> <li>• Excavation and disposal at a permitted, off-site facility;</li> <li>• On-site remediation, if necessary; or</li> <li>• Other measures as deemed appropriate by the City of Fullerton Fire Department.</li> </ul>	Prior to Issuance of Grading Permits	Verification that Grading Plans include Note regarding procedures	City of Fullerton Community & Economic Development Department	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<p><b>MM HAZ-5</b> Prior to construction, future developers shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan may include the following provisions, among others:</p> <ul style="list-style-type: none"> <li>• At least one unobstructed lane shall be maintained in both directions on surrounding roadways.</li> <li>• At any time only a single lane is available, the developed shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions.</li> <li>• If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.</li> <li>• Identification of construction truck routes.</li> </ul>	<p>Prior to Issuance of Demolition or Construction Permits</p>	<p>Submittal and Approval of a Traffic Control Plan</p>	<p>City of Fullerton Public Works Department</p>	
<p><b>Project-level Mitigation Measure</b></p> <p><b>MM 7-1</b> Prior to the issuance of a grading permit, a Soil Management Plan (SMP) shall be developed and submitted to the City of Fullerton. The SMP shall be implemented under applicable requirements of the regulatory oversight agency to ensure worker protection during construction activities that might encounter and disturb impacted soil (e.g., excavation, backfilling, and grading activities). The SMP shall include guidelines for managing soil suspected to be</p>	<p>Prior to the Issuance of a Grading Permit and During Construction</p>	<p>Submittal of Soil Management Plan and On-site Monitoring</p>	<p>City of Fullerton Building Official</p>	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<p>impacted and shall also set forth appropriate response actions in the event that previously unknown impacted soils are encountered, including at the potential expansion site (2301 E. Orangethorpe Avenue). The following items shall be addressed in the SMP:</p> <ul style="list-style-type: none"> <li>• Site-Specific Health and Safety for Construction Personnel</li> <li>• Working Training</li> <li>• Field Screening</li> <li>• Air Monitoring</li> <li>• Impacted Soil Excavation and Segregation</li> <li>• Confirmation Sampling</li> <li>• Stockpile Management and Sampling</li> <li>• Impacted Soil Disposal</li> <li>• Backfill</li> <li>• Import Soil Sampling and Tracking</li> </ul> <p>In accordance with the SMP, if potentially contaminated soils are identified during soil-disturbing activities on site, the soil shall be analyzed for the presence of contamination. If the results of the testing show that chemical levels exceed potential risk criteria for commercial/industrial land use, the soil management procedures in the SMP shall be followed for the removal, handling, stockpiling, and disposal of the impacted soils in accordance with applicable requirements, with oversight by the regulatory oversight agency.</p>				

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<b>HYDROLOGY AND WATER QUALITY</b>				
<i>Applicable The Fullerton Plan EIR Mitigation Measures</i>				
<p><b>MM HYD-1</b> Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the National Pollutant Discharge Elimination System (NPDES) requirements, a Notice of Intent shall be prepared and submitted to the Santa Ana Regional Water Quality Control Board (RWQCB) providing notification and intent to comply with the State of California General Construction Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Public Works for water quality construction activities on site. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source-control and/or treatment-control Best Management Practices (BMPs) to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The Project Applicant shall comply with each of the recommendations detailed in the study and other such measure(s) as the City deems necessary to mitigate potential stormwater runoff impacts.</p>	<p>Prior to Issuance of Demolition, Grading or Building Permits</p>	<p>Proof of NOI Submittal/ Submittal and Approval of SWPPP/ Issuance of Grading or Building Permit</p>	<p>City of Fullerton Community &amp; Economic Development Department and Public Works Department</p>	



Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<p><b>MM HYD-2</b> Prior to issuance of any Grading Permit, future development projects shall prepare, to the satisfaction of the Director of Public Works, a Water Quality Management Plan or Stormwater Mitigation Plan, which includes BMPs, in accordance with the Orange County Drainage Area Management Plan (DAMP). All recommendations in the Plan shall be implemented during the post-construction/operation phase. The Project Applicant shall comply with each of the recommendations detailed in the study and other such measure(s) as the City deems necessary to mitigate potential water quality impacts</p>	<p>Prior to Issuance of Grading Permits</p>	<p>Submittal and Approval of Water Quality Management Plan/ Issuance of Grading Permit</p>	<p>City of Fullerton Community &amp; Economic Development Department and Public Works Department</p>	
<p><b>NOISE</b></p>				
<p><b><i>Applicable The Fullerton Plan EIR Mitigation Measures</i></b></p>				
<p><b>MM N-1</b> Project applicants shall ensure through contract specifications that construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading or building permit (whichever is issued first). The construction BMPs shall include the following:</p> <ul style="list-style-type: none"> <li>• Ensure that construction equipment is properly muffled according to industry standards and be in good working condition.</li> <li>• Place noise-generating construction equipment and locate construction staging</li> </ul>	<p>Prior to Issuance of Building and Grading Permits/Ongoing Inspections During Construction</p>	<p>Verification that Grading Plans and Building Plans include Notes regarding compliance / Ongoing During Construction</p>	<p>City of Fullerton Community &amp; Economic Development Department and Public Works Department</p>	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<p>areas away from sensitive uses, where feasible.</p> <ul style="list-style-type: none"> <li>• Schedule high noise-producing activities between the hours of 7:00 AM and 8:00 PM on any day except Sunday or a City-recognized holiday to minimize disruption on sensitive uses.</li> <li>• Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</li> <li>• Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</li> <li>• Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.</li> <li>• 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.</li> </ul>				
<p><b>MM N-2</b> Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from</p>	<p>Prior to Issuance of Building and Grading Permits/Ongoing</p>	<p>Verification that Grading Plans and Building Plans include Notes regarding</p>	<p>City of Fullerton Community &amp; Economic</p>	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
residential streets to the extent feasible. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading permit.	Inspections During Construction	compliance / Ongoing During Construction	Development Department and Public Works Department	
<b>MM N-3</b> Project applicants shall ensure by contract specifications that construction staging areas along with the operation of earthmoving equipment within the City would be located as far away from vibration and noise sensitive sites as possible. Should construction activities take place within 25 feet of an occupied structure, a project specific vibration impact analysis shall be conducted to determine the specific vibration control mechanisms that would be incorporated into the project's construction bid documents, if necessary. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading permit.	Prior to Issuance of Building and Grading Permits/Ongoing Inspections During Construction	Verification that Grading Plans and Building Plans include Notes regarding compliance / Ongoing During Construction	City of Fullerton Community & Economic Development Department and Public Works Department	
<b>MM N-6</b> The City shall require mechanical equipment from future development to be placed as far practicable from sensitive receptors. Additionally, the following shall be considered prior to HVAC installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design.	Prior to Issuance of Building Permits	Verification that Building Plans include relevant improvements	City of Fullerton Community & Economic Development Department	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<b>TRANSPORTATION</b>				
<i>Project-level Mitigation Measure</i>				
<p><b>MM 11-1</b> Prior to issuance of demolition and grading permits, the Property Owner/Developer shall prepare a Traffic Control Plan for review and approval by the City Engineer. The Traffic Control Plan shall include the following:</p> <ul style="list-style-type: none"> <li>• Identify construction routes and Project site access driveway for construction vehicles.</li> <li>• Route construction trucks away from congested streets or sensitive receptors.</li> <li>• Signal synchronization to improve traffic flow, if necessary.</li> <li>• Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.</li> <li>• Maintain at least one unobstructed lane in both directions on surrounding roadways, if feasible.</li> <li>• Provide and maintain all necessary flag persons, barricades, delineators, signs, flashers, and any other safety equipment as set forth in the latest publication of the State of California, Manual of Traffic Control, or as required by the Public Works Department permit requirements to ensure safe passage of pedestrian and vehicular traffic.</li> <li>• Identify and provide signage for safe detours for vehicles, bicyclists, and pedestrians, as necessary.</li> <li>• Construction schedules that require construction activities that affect traffic flow on the arterial system to occur during off-peak hours.</li> </ul>	<p>Prior to Issuance of Demolition or Grading Permits</p>	<p>Submittal and Approval of a Traffic Control Plan</p>	<p>City of Fullerton Public Works Department</p>	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<ul style="list-style-type: none"> <li>Consolidation of truck deliveries.</li> </ul>				
<b>4.12 TRIBAL CULTURAL RESOURCES</b>				
<i>Applicable The Fullerton Plan Mitigation Measures<sup>2</sup></i>				
<p><b>MM CR-2</b> If the Phase I Cultural Resources Study required under Mitigation Measure CR-1 determines that monitoring during construction by a professional archaeologist and/or paleontologist is needed for the subject development project, the project proponent shall retain a professional archaeologist and/or paleontologist, subject to approval by the City of Fullerton, prior to the issuance of grading permits. The task of the professional archaeologist and/or paleontologist shall be to verify implementation of the mitigation measures identified in the City-approved Phase I Cultural Resources Study and to monitor the initial ground-altering activities, including but not limited to, debris removal, vegetation removal, tree removal, grading, trenching, or other site preparation activities. The professional archaeologist and/or paleontologist shall be empowered to temporarily halt or divert construction equipment to allow recording and removal of the unearthed resources. All artifacts and/or fossils discovered at the subject development site shall be inventoried and analyzed by the professional archaeologist and/or paleontologist. If any artifacts of Native American origin are discovered, a Native</p>	<p>Prior to the issuance of Grading Plans/Ongoing During Earthwork</p>	<p>Verification (i.e. contract with developer) that the Retention of a Qualified Project Archaeologist and/or Paleontologist has occurred and responsibilities, including procedures for coordination with Native American Tribal monitor, have been identified</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	

<sup>2</sup> Also refer to MM CR-4 under Cultural Resources, which addresses actions to be taken in the event human remains are encountered.

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<p>American Tribal monitor shall be asked to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible.</p> <p>A report of the findings, including an itemized inventory of recovered artifacts and/or fossils, shall be prepared and shall include a discussion of the significance and disposition of the recovered artifacts and/or fossils. The report and inventory shall be submitted to the City of Fullerton, signifying completion of the program to mitigate impacts to archaeological and/or paleontological resources.</p>				
<p><b>MM CR-3</b> In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth disturbing activities within a 100-foot radius of the area of discovery. If not already retained due to conditions present pursuant to CR-2, the project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Fullerton, to evaluate the significance of the finding and appropriate course of action (refer to Mitigation Measures CR-1, CR-2 and CR-4). If avoidance of the resource(s) is not feasible, salvage</p>	<p>Prior to the issuance of Grading Plans/Ongoing During Earthwork</p>	<p>Verification (i.e. contract with developer) that the Retention of a Qualified Project Archaeologist and/or Paleontologist has occurred and salvage responsibilities, including procedures for coordination with Native American Tribal monitor, have been identified</p>	<p>City of Fullerton Community &amp; Economic Development Department</p>	

Mitigation Measures (MMs)	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance Initials/Date
<p>operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.</p>				