



Section 11.0:

Mitigation Monitoring Program



SECTION 11.0

MITIGATION MONITORING PROGRAM

Sections 1.0 and 5.0 of this EIR identify the mitigation measures that will be implemented to reduce the impacts associated with The Fullerton Plan. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code,

. . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. These measures correspond to those outlined in Section 1.0 and discussed in Section 5.0. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The applicant/developer of future projects, including specific plans to implement community-based Focus Area planning efforts, will have the responsibility for implementing the measures, and the various City of Fullerton departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.



THE FULLERTON PLAN ENVIRONMENTAL IMPACT REPORT MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
AESTHETICS, LIGHT, AND GLARE							
AES-1	For future development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site, as distant from the residential use, as reasonably possible. Staging areas shall be screened from view from residential properties.	During Pre-Construction and Construction	Review and Approval of Construction Documents Periodic Site Inspections During Construction	City of Fullerton Community Development Department			
AES-2	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.	During Pre-Construction and Construction	Review and Approval of Construction Documents Periodic Site Inspections During Construction	City of Fullerton Community Development Department			
AES-3	Construction worker parking may be located off-site with prior approval by the City. On-street parking of construction worker vehicles on residential streets shall be prohibited.	During Pre-Construction and Construction	Review and Approval of Construction Documents Periodic Site Inspections During Construction	City of Fullerton Community Development Department			



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TRAFFIC AND CIRCULATION							
TR-1	Prior to approval of any General Plan Amendment and/or Zone Change associated with the focused planning efforts for The Fullerton Plan Focus Areas, the City and/or project proponent shall prepare a detailed multi-modal analysis in order to determine specific impacts associated with the proposed General Plan Amendment and/or Zone Change, and where applicable, identify mitigation measures to reduce impacts to less than significant levels based on City adopted multi-modal thresholds. The multi-modal analysis shall specify the timing, funding, construction, and fair share responsibilities for all traffic improvements necessary to maintain satisfactory levels of service within the City of Fullerton and surrounding jurisdictions, in accordance with the significant impact criteria established by the jurisdiction that controls the affected area.	Prior to any GPA and/or Zone Change within The Fullerton Plan Focus Areas	Preparation and Approval of a Multi-Modal Analysis	City of Fullerton Community Development Department			
TR-2	In conjunction with the preparation of any multi-modal analysis as required in Mitigation Measure TR-1, the City of Fullerton shall coordinate with adjacent jurisdictions, as applicable, to assess potential project impacts for any development forecasted to generate more than 100 peak hour trips in The Fullerton Plan Focus Areas. Improvements to mitigate significant impacts and the associated fair share costs shall be developed in coordination with the jurisdiction that controls the affected areas.	Prior to any GPA and/or Zone Change within The Fullerton Plan Focus Areas	Preparation and Approval of a Multi-Modal Analysis / Coordination with and Establishment of a Fair Share Cost Program with Affected Jurisdictions, as applicable	City of Fullerton Community Development Department			



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TR-3	In conjunction with preparation of any multi-modal analysis as required in Mitigation Measure TR-1, any project that would contribute measureable traffic to the freeway system shall prepare an analysis to determine potential impacts to freeway mainline segments, weaving, and freeway ramps, per the Caltrans Guide for the Preparation of Traffic Impact Studies. Mitigation measures shall be identified to reduce impacts to less than significant levels.	Prior to any GPA and/or Zone Change within The Fullerton Plan Focus Areas	Preparation and Approval of a Traffic Impact Analysis on the Freeway System, as applicable	City of Fullerton Community Development Department			
AIR QUALITY							
AQ-1	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: ▪ All active portions of the construction site shall be watered twice daily to prevent excessive amounts of dust; ▪ 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;	Prior to Issuance of a Grading Permit / Ongoing Inspections During Construction	Verification of Grading Plan, Building Plans, and Specifications are in compliance with SCAQMD Rule 403 / Verification During Construction	City of Fullerton Community Development Department and Engineering Department			



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■ All excavating and grading operations shall be suspended when wind gusts (as instantaneous gust) exceed 25 miles per hour; ■ On-site vehicle speed shall be limited to 15 miles per hour; ■ All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized; ■ Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible; ■ 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; ■ Track-out devices shall be used at all construction site access points; ■ All delivery truck tires shall be watered down and/or scraped down prior to departing the job site; ■ A construction relations officer shall be appointed to act as a community liaison concerning on-site construction activity including resolution of issues related to fugitive dust generation; ■ 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 ■ Replace ground cover in disturbed areas as quickly as possible.						



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AQ-2	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).	Prior to Issuance of a Grading Permit / Ongoing Inspections During Construction	Issuance of Grading Permit/ Ongoing During Construction	City of Fullerton Community Development Department and Engineering Department			
AQ-3	The following measures shall be implemented to reduce VOC emissions resulting from application of architectural coatings: - Contractors shall use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent; - Use required coatings and solvents with a VOC content lower than required under Rule 1113; - Construct/build with materials that do not require painting; and - Use pre-painted construction materials.	Ongoing Inspections During Construction	Ongoing During Construction	City of Fullerton Community Development Department and Engineering Department			
AQ-4	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	Prior to Issuance of a Grading Permit / Inspections During Construction	Issuance of Grading Permit/ Ongoing During Construction	City of Fullerton Community Development Department and Engineering Department			



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	construction. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.						
AQ-5	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.	Prior to Issuance of a Grading Permit / Inspections During Construction	Issuance of Grading Permit/ Ongoing During Construction	City of Fullerton Community Development Department			
AQ-6	Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic 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.	Prior to Issuance of a Grading Permit	Submittal and Approval of a Traffic Control Plan	City of Fullerton Community Engineering Department			
AQ-7	Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.	Prior to Issuance of Building and Grading Permits / Ongoing Inspections During Construction	Issuance of Building and Grading Permits/ Ongoing During Construction	City of Fullerton Community Development Department			



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AQ-8	Proposed development projects that are subject to CEQA shall have construction-related air quality impacts analyzed using the latest available air emissions model, or other analytical method determined in conjunction with the SCAQMD. The results of the construction-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.	Prior to Certification of CEQA Document	Adopted Mitigation Monitoring Program	City of Fullerton Community Development Department			
AQ-9	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: - All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters. - All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping. - All residential, commercial, and industrial structures shall be required to incorporate light colored roofing materials.	Prior to Issuance of Building Permits	Verification by City that Measures are Included in Construction and Building Contracts/ Issuance of Building Permits	City of Fullerton Community Development Department			



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AQ-10	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 Issuance of Certificates of Occupancy	Verification by City of Commute Reduction Programs	City of Fullerton Community Development Department			
AQ-11	To identify potential implementing development project-specific impacts resulting from operational activities, proposed development projects that are subject to CEQA shall have long-term operational-related air quality impacts analyzed using the latest available air emissions model, or other analytical method determined in conjunction with the SCAQMD (only for projects that are subject to a discretionary action and that require a General Plan amendment and/or Zone Change). The results of the operational-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis, CO Hot Spot analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.	Prior to Certification of CEQA Document	Adopted Mitigation Monitoring Program	City of Fullerton Community Development Department			
AQ-12	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 Certificate of Occupancy / Ongoing Inspections	Issuance of Certificate of Occupancy	City of Fullerton Community Development Department			



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AQ-13	New sensitive land uses such as a hospital, medical offices, day care facilities, and fire stations to be located within the City of Fullerton shall not be located closer than 500 feet to the I-5, SR-91, or SR-57 freeways, pursuant to the recommendations set forth in the CARB <i>Air Quality and Land Use Handbook</i> . If new sensitive land uses cannot meet this setback, they shall be designed and conditioned to include mechanical ventilation systems with fresh air filtration. For operable windows or other sources of ambient air filtration, installation of a central heating, ventilation, and air conditioning (HVAC) system that includes high efficiency filters for particulates (Minimum Efficiency Reporting Value [MERV] 13 or higher) or other similarly effective systems shall be required.	Prior to Issuance of Building Permits	Issuance of Building Permits	City of Fullerton Community Development Department			
AQ-14	New sensitive land uses such as residential, a hospital, medical offices, day care facilities, and fire stations shall not be located closer than 1,000 feet from any existing or proposed distribution center/warehouse facility which generates a minimum of 100 truck trips per day, or 40 truck trips with transport refrigeration units (TRUs) per day, or TRU operations exceeding 300 hours per week, pursuant to the recommendations set forth in the CARB <i>Air Quality and Land Use Handbook</i> . If new sensitive land uses cannot meet this setback, they shall be designed and conditioned to include mechanical ventilation systems with fresh air filtration. For operable windows or other sources of ambient air filtration, installation of a central heating, ventilation, and air conditioning (HVAC) system that includes high efficiency filters for particulates (Minimum Efficiency Reporting Value	Prior to Issuance of Building Permits	Issuance of Building Permits	City of Fullerton Community Development Department			



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	[MERV] 13 or higher) or other similarly effective systems shall be required.						
NOISE							
N-1	Project applicants shall ensure through contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels: - Ensure that construction equipment is properly muffled according to industry standards and be in good working condition. - Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. - 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. - 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. - Use electric air compressors and similar power tools rather than diesel equipment, where feasible. - Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. - Construction hours, allowable workdays, and the phone number of the job superintendent shall be	Prior to Issuance of Grading Permit / Site Inspections Prior to-and During Construction	Issuance of Grading Permit/Periodic Site Inspections	City of Fullerton Community Development Department and Engineering Department			



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	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. 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).						
N-2	Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from 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.	Prior to Issuance of a Grading Permit / Site Inspections During Construction	Review and Approval of Contract Specifications/ Issuance of Grading Permits /Site Inspections	City of Fullerton Community Development Department and Engineering Department			
N-3	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. 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 a Grading Permit / Site Inspections During Construction	Review and Approval of Contract Specifications/ Issuance of Grading Permits /Site Inspections	City of Fullerton Community Development Department and Engineering Department			



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N-4	The City shall require future developments to implement the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels: ■ Pile driving within a 50-foot radius of historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers). ■ The preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition. ■ Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures.	Prior to Issuance of a Grading Permit / Inspections During Pile Driving Operations	Submittal and Approval of Pre-Construction Surveys / Ongoing During Construction	City of Fullerton Community Development Department and Engineering Department			



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N-5	Residential projects located within the 65 dB CNEL noise contour for the Fullerton Municipal Airport shall be subject to review by the Orange County Airport Land Use Commission and shall be required to ensure interior noise levels from aircraft operations are at or below 45 dB CNEL.	Prior to Issuance of Building Permits	Submittal and Approval of Acoustical Noise Analysis / Finding of Consistency/ Compatibility from the Orange County Airport Land Use Commission	City of Fullerton Community Development Department			
N-6	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	Issuance of Building Permits	City of Fullerton Community Development Department			
HYDROLOGY, DRAINAGE, AND WATER QUALITY							
HYD-1	Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the Santa Ana 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 Engineering 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 BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." All	Prior to Issuance of Grading or Building Permits	Proof of NOI Submittal / Submittal and Approval of SWPPP / Issuance of Grading or Building Permit	City of Fullerton Community Development Department and Engineering Department			



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	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.						
HYD-2	Prior to issuance of any Grading Permit, future development projects shall prepare, to the satisfaction of the Director of Engineering, a Water Quality Management Plan or Stormwater Mitigation Plan, which includes Best Management Practices (BMPs), in accordance with the Orange County DAMP. All recommendations in the Plan shall be implemented during 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.	Prior to Issuance of Grading Permits	Submittal and Approval of a Water Quality Management Plan or Stormwater Mitigation Plan / Issuance of Grading Permit	City of Fullerton Community Development Department and Engineering Department			
HYD-3	Prior to site plan approval, the project owner/developer(s) shall be required to coordinate with the City of Fullerton Engineering Department to determine requirements necessary to mitigate impacts to drainage improvements in order to accommodate storage volumes and flood protection for existing and future runoff. Proposed projects shall implement mitigation measures, if required, to the satisfaction of the City of Fullerton Public Works Director. For any new storm drainage projects/studies that have the potential to impact adjacent jurisdictions' storm drainage systems, the developer shall submit said studies to the applicable jurisdiction for review and approval.	Prior to Site Plan Approval	Submittal and Review of Storm Drainage Studies / Site Plan Approval	City of Fullerton Community Development Department and Engineering Department			



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HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1	Prior to issuance of a Grading Permit for properties considered by the City to involve the potential for site contamination, a Phase I Environmental Site Assessment shall be prepared in accordance with ASTM Standards and Standards and Practices for AAI, in order to investigate the potential existence of site contamination. Any site specific uses shall be analyzed according to the Phase I Environmental Site Assessment (i.e., auto service stations, agricultural lands, etc.). The Phase I Environmental Site Assessment shall identify Specific Recognized Environmental Conditions (RECs) (i.e., asbestos containing materials, lead-based paints, polychlorinated biphenyls, etc), which may require remedial activities prior to construction.	Prior to Issuance of a Grading Permit	Review and Approval of Phase I ESA/Completion of Further Sampling/ Remediation Activities, if Necessary/ Issuance of Grading Permits	City of Fullerton Community Development Department		
HAZ-2	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	Prior to Remedial Excavation, if Necessary and/or Issuance of Grading Permits	Completion of Further Sampling/ Remediation Activities, if Necessary/ Issuance of Grading Permits	City of Fullerton Community Development Department		



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	measures in accordance with Federal, State, and local requirements: - Excavation and disposal at a permitted, off-site facility; - On-site remediation, if necessary; or - Other measures as deemed appropriate by the City of Fullerton Fire Department						
HAZ-3	Prior to structural demolition/renovation activities, should these activities occur, a Certified Environmental Professional shall confirm the presence or absence of ACM's and LBPs. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriate permitted facility.	Prior to Issuance of Demolition or Construction Permits/Evaluation of ACM's and LBPs/Removal of ACMs and LBPs, if Necessary	Verification of Evaluation and Removal of ACM's and LBPs / Issuance of Building Permits	City of Fullerton Community Development Department			
HAZ-4	Areas of exposed soils within Caltrans right-of-way that would be disturbed during excavation/grading activities shall be sampled and tested for lead prior to ground disturbance activities on a project-by-project basis, so that any special handling, treatment, or disposal provisions associated with aerally deposited lead may be included in construction documents (if aerally deposited lead is present).	Prior to Excavation and Grading Activities/During Construction Activities/Soil Sampling, if Necessary/ Remediation Efforts, if Necessary	Completion of Sampling/ Remediation Activities, if Necessary/ Issuance of Grading Permits	City of Fullerton Community Development Department			



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HAZ-5	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: - At least one unobstructed lane shall be maintained in both directions on surrounding roadways. - At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. - If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.	Prior to Issuance of Demolition or Construction Permits	Submittal and Approval of a Traffic Control Plan	City of Fullerton Engineering Department			
HAZ-6	The City Community Development Department shall consult with the Fullerton Police Department to disclose temporary closures and alternative travel routes, in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary lane or roadway closures.	Prior to Issuance of Demolition or Construction Permits	Coordination with Fullerton Police Department	City of Fullerton Community Development Department and Engineering Department			
CULTURAL RESOURCES							
CR-1	Future development projects for properties considered to be sensitive for cultural resources by the City of Fullerton shall conduct a Phase I Cultural Resources Study of the subject property in accordance with the City of Fullerton's protocol by a qualified professional, which shall be submitted to the City of Fullerton for review and approval. The Phase I Cultural Resources Study shall determine where the subject	Prior to Issuance of Grading Permits	Submittal and Approval of a Phase I Cultural Resources Study / Contact with Native American Tribes	City of Fullerton Community Development Department			



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development project would potentially cause a substantial adverse change to any significant archaeological, paleontological, or historic resources. The Phase I Cultural Resources Study shall be prepared to meet the standards established by the City and shall, at a minimum, including the results of the following: 1. Records searches at the South Central Coastal Information Center (SCCIC), the National or State Registry of Historic Places, and any appropriate public, private, and tribal archives. 2. Sacred Lands File records search with the Native American Heritage Commission (NAHC), followed by project scoping with the tribes recommended by the NAHC. 3. Field survey of the subject development site. The proponent of the subject development project and the qualified professional(s) are also encouraged to contact the local Native American tribe (as identified by the NAHC and the City of Fullerton) to obtain input regarding the potential for Native American resources to occur on the subject site. Feasible measures shall be identified in order to mitigate the known and potential significant effects of the subject development project, if any.						



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Mitigation Measure	Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance		
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CR-2 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 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. 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	Prior to Issuance of Grading Permits / During Ground-Altering Activities	Retention of a Professional Archaeologist and/or Paleontologist / Ongoing During Initial Ground-Altering Activities / Submittal of Report of Findings	City of Fullerton Community Development Department			



THE FULLERTON PLAN ENVIRONMENTAL IMPACT REPORT MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	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.						
CR-3	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 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.	During Ground-Altering Activities	Retention of a Professional Archaeologist, Paleontologist, and/or Native American Monitor / Completion of Salvage Operations, as appropriate	City of Fullerton Community Development Department			
CR-4	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 shall within 24 hours notify the Native American	During Ground-Altering Activities	On-Site Monitor Report to Orange County Coroner's Office, if Human Remains are Discovered	City of Fullerton Community Development Department			



THE FULLERTON PLAN ENVIRONMENTAL IMPACT REPORT MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	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.						
BIOLOGICAL RESOURCES							
BIO-1	A land use permit application for a project on a site located within or adjacent to an environmentally sensitive habitat area, as determined by the City of Fullerton Community Development Department, shall provide a Biological Resource Assessment prepared by a qualified biologist for review and approval by the Community Development Department. The Biological Resource Assessment shall evaluate the impact the proposed development may have on the habitat, and whether the development would be consistent with the biological continuance of the habitat. For those environmentally sensitive habitat areas which are only seasonally occupied, or where the presence of the species can best be determined during a certain season (e.g., annual wildflower species), the field investigation(s) must be conducted during the appropriate time to maximize detection of the subject species. The report shall identify possible impacts, their significance, measures to avoid possible impacts, mitigation measures required to reduce impacts to less than significant levels when impacts cannot be avoided, measures for the restoration of damaged habitats and long-term protection of the habitats, and a program for monitoring and evaluating the effectiveness of such measures.	Prior to Approval of a Land Use Permit	Submittal and Approval of a Biological Resource Assessment / Implementation of Identified Mitigation Measures, as applicable.	City of Fullerton Community Development Department			



THE FULLERTON PLAN ENVIRONMENTAL IMPACT REPORT MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Reporting Requirements	Enforcing, Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
SCHOOL FACILITIES							
SCH-1	Prior to the issuance of building permits, individual project applicants shall submit evidence to the City of Fullerton that legally required school impact mitigation fees have been paid per the mitigation established by the applicable school district.	Prior to Issuance of Building Permits	Proof of Payment of School Impact Mitigation Fees	City of Fullerton Community Development Department			
WASTEWATER							
WW-1	Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare an engineering study to support the adequacy of the sewer systems and submit the engineering study to the City of Fullerton for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project. For any sewer projects/studies that have the potential to impact adjacent jurisdictions' sewer systems, the developer shall submit said studies to the applicable jurisdiction for review and approval.	Prior to Issuance of Building Permits and Certificates of Occupancy	Submittal and Approval of an Engineering Study/ Installation of Improvements / Issuance of Building Permit	City of Fullerton Community Development Department and Engineering Department			
WW-2	Prior to issuance of a building permit for any future development project, the Project Applicant shall provide evidence that the OCSD has sufficient transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.	Prior to Issuance of Building Permits	Proof of Sufficient Transmission and Treatment Capacity from OCSD / Issuance of Building Permit	City of Fullerton Community Development Department and Engineering Department			



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