

APPENDIX A MITIGATION MONITORING AND REPORTING PLAN

	Method of Verification	Timing	Responsible Party	Verification Date
MM V.1: The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, if in the opinion of the Planning Director, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Planning Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.	Plan check and field inspection.	Prior to the issuance of permits and after construction.	Planning Dept.	
MM V.2: Prior to the issuance of building permits, the applicant shall prepare a photometric study in conjunction with a final lighting plan for approval by the Planning Department.	Plan check.	Prior to the issuance of permits.	Planning Dept.	
MM V.3: Lighting shall be in compliance with applicable standards of the Zoning Code. Exterior on-site lighting shall be shielded and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets or adjacent sites or create a public nuisance. "Walpak" type fixtures are not permitted. Parking area lighting shall have zero cut-off fixtures and light standards shall not exceed 20 feet in height.	Plan check.	Prior to the issuance of permits.	Planning Dept.	
<p>MM AQ.1: The applicant shall employ the following best available control measures ("BACMs") to reduce construction-related air quality impacts:</p> <p>Dust Control</p> <ul style="list-style-type: none"> - Water all active construction areas as needed. - Cover all haul trucks or maintain at least two feet of freeboard. - Pave or apply water four times daily to all unpaved parking or staging areas. - Sweep or wash any site access points within two hours of any visible dirt deposition on any public roadway. - Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material. - Suspend all operations on any unpaved surface if winds exceed 25 mph. <p>Emissions</p> <ul style="list-style-type: none"> - Require 90-day low-NOx tune-ups for off road equipment. - Limit allowable idling to 5 minutes for trucks and heavy equipment. - The construction contractor shall utilize coatings and solvents with a VOC content lower than required under SCAQMD Rule 1113. - The construction contractor shall utilize materials that do not require painting, as feasible. <p>Off-Site Impacts</p> <ul style="list-style-type: none"> - Encourage car pooling for construction workers. - Limit lane closures to off-peak travel periods. - Park construction vehicles off traveled roadways. - Wet down or cover dirt hauled off-site as needed to reduce dust. - Sweep access points daily. - Encourage receipt of materials during non-peak traffic hours. - Sandbag construction sites for erosion control. <p>Excavation</p> <ul style="list-style-type: none"> - The number and type of equipment for dirt removal will be 	Field inspections. Contractor to certify.	During construction.	Building Dept. and Contractor.	

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<p>limited on any day to ensure that SCAQMD significance thresholds are not exceeded.</p> <ul style="list-style-type: none"> - Maintain and utilize a continuous water application system during earth movement to achieve a minimum 10 percent soil moisture content in the top six-inch surface layer, subject to review/discretion of the geotechnical engineer. 				
<p>MM AQ.2: Energy Conservation</p> <ul style="list-style-type: none"> - During demolition, to the extent feasible, recyclable materials shall be separated from materials that cannot be recycled. - Incorporate energy and water saving materials, features and practices as feasible; maximize use of low-energy lighting (LED, fluorescent) where feasible; require acquisition of new appliances and equipment to meet Energy Star certification where appropriate. 	Plan check and field inspections (recycling).	Prior to issuance of permits and during construction. Contractor to certify.	Planning Dept. and Contractor.	
<p>MM CR.1: Prior to issuance of a grading permit, the applicant shall provide written evidence to the Planning Director that a qualified archaeologist (with training in the recognition of paleontological resources, or a separate paleontologist) has been retained to observe grading activities and conduct salvage excavation of archeological resources as necessary. The archeologist shall be present at the pre-grading conference, shall establish procedures for archeological resources surveillance, and shall establish, in cooperation with the City, procedures for temporarily halting or redirecting work to permit the sampling, identification and evaluation of the artifacts as appropriate. If archeological and/or paleontological features are discovered, the archeologist shall report such findings to the Planning Department. If the archeological resources are found to be significant, the archeological observer shall determine appropriate actions, in cooperation with the City, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Planning Director.</p>	Plan check and field inspections. Contractor to certify.	Prior to issuance of permits and during construction.	Planning Dept. and Contractor.	
<p>MM CR.2: In accordance with the Public Resources Code §5097.94, if human remains are found, the Orange County Coroner must be notified within 24 hours of the discovery. If the Coroner determines that the remains are not recent, the Coroner will notify the Native American Heritage Commission in Sacramento to determine the most likely descendent for the area. The designated Native American representative then determines in consultation with the City the disposition of the human remains.</p>	Field inspections.	During construction.	Building Dept. and Contractor.	
<p>Hazards</p>				
<p>MM HZ.1: A survey for hazardous materials/wastes shall be undertaken prior to demolition activities. In the event that hazardous materials are determined to be potentially present, a plan for safe storage and disposal shall be developed. The Applicant shall provide evidence that ensures that any identified hazardous materials/wastes are handled and disposed of in the manner specified by the State of California Hazardous Substances Control Law (Health and Safety Code Division 20, Chapter 6.5), standards established by the California Department of Health Services and Office of Statewide Planning and Development, and according to the requirements of the California Administrative Code, Title 30.</p>	Plan check.	Prior to issuance of permits.	Building Dept.	
<p>MM HZ.2: Prior to the issuance of any building permits for new construction, the Applicant shall submit documentation to the City's Fire Department for review and approval to ensure that either there are no hazardous materials/wastes on the site,</p>	Plan check	Prior to issuance of permits.	Fire Dept.	

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or that any identified hazardous materials/wastes are stored, handled and disposed of in compliance with state and federal guidelines, and as directed by the City's Fire Department.				
MM HZ.3: The Applicant shall ensure that grading and building plans include the following measures and that the measures shall be followed by the construction contractor and crew: 1. The storage of hazardous materials, chemicals, fuels, and oils and fueling of construction equipment shall be a minimum of 45 meters (150 feet) from any drainage, water supply, or other water feature. 2. Provide secondary containment and/or proper covers or lids for material storage, trash bins, and outdoor processing and work areas (Source NPDES Santa Ana Regional Water Quality Control Board [SARWQCB] 4th Term Permit R8-2009-0030). 3. Whenever possible, all of a product shall be used up before disposal of its container. 4. If surplus product must be disposed of, methods for disposal recommended by the manufacturer or the City and the state shall be followed. 5. Spills shall be contained and cleaned up immediately after discovery. Manufacturer's methods for spill cleanup of a material shall be followed as described on the Material Safety Data Sheets (MSDS) for each product. Any hazardous spills that enter the storm drains (also known as MS 4s) shall notify the City and the SARWQCB.	Plan check	Prior to issuance of permits.	Planning Dept.	
MM HY.1: Prior to grading and building permit issuance, the applicant shall submit a Water Quality Management Plan ("WQMP") to satisfy the City's requirements. This plan will prescribe appropriate structural and non-structural Best Management Practices ("BMPs") to address pollutants generated by the project to ensure that no violations of water quality standards will occur.	Plan check	Prior to issuance of permits.	Building Dept.	
MM N.1: As feasible, pile driving shall utilize sonic pile driving or caisson drilling in place of impact pile driving as appropriate for site conditions; sonic pile driving shall only be used after review by acoustical and structural engineers to ensure that adjacent buildings would not be adversely affected by steady state excitation resulting in resonance response or other adverse geologic issues. The pile driving rig shall access the site from Old Newport and not the alley.	Field inspections. Contractor to certify.	During construction.	Building Dept. and Contractor.	
MM N.2: All construction equipment shall be equipped with residential-grade mufflers and other suitable noise attenuation devices.	Field inspections. Contractor to certify.	Prior to start of excavation/grading.	Contractor.	
MM N.3: A temporary six-foot solid wall (e.g., wood or other noise baffling material) shall be constructed on the project site such that the line-of-sight is blocked from construction activity to the residential uses along the alley. Additionally noise shrouds and/or noise blankets shall be used to screen and reduce noise from pile driving activity at the residences along the alley.	Field inspections. Contractor to certify.	Prior to start of excavation/grading.	Building Dept. and Contractor.	
MM N.4: Prior to the issuance of the demolition permit, the project applicant shall prepare a construction staging plan that reflects the locations of the construction and staging areas on the subject property, which shall be located as far away from the nearby residential development as possible to reduce temporary noise impacts.	Field inspections	Prior to demolition permit.	Public Works Dept.	
MM N.5: All residential units and site occupants located	Field	Prior to start of	Planning	

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within 300 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.	inspections. Contractor to certify.	excavation/grading.	Dept. and Contractor.	
MM N.6: The construction contractor shall establish a “noise disturbance coordinator”. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 300 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.	Field inspections. Contractor to certify.	Prior to start of excavation/grading.	Planning Dept. and Contractor.	
Public Services (Fire)				
MM F.1: The project shall provide water and access to meet fire department requirements; the building shall be equipped with a sprinkler system that complies with Fire Department specifications (if any).	Plan check.	Issuance of building permit	Fire Dept.	
Traffic -- Safety				
MM T.1: Sight distance at the project access points shall be reviewed with respect to City of Newport Beach standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.	Plan check.	Issuance of building permit	Public Works Dept.	
MM T.2: On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project and as approved by the City of Newport Beach.	Plan check.	Issuance of building permit	Public Works Dept.	
Utilities – Water and Wastewater				
MM W.1: Prior to demolition, the applicant shall prepare a water system and sanitary sewer system demand study to identify potential impacts to the existing City or Sanitation District’s ability to provide adequate water and sewer service and sewage collection and treatment. The study will identify the need to upgrade any of the existing facilities currently serving the site.	Plan check.	Prior to start of construction	Public Works Dept.	
MM W.2: Prior to the issuance of grading or building permits, the Applicant shall coordinate with utility and service organizations regarding any construction activities to ensure existing facilities are protected and any necessary expansion or relocation of facilities are planned and scheduled in consultation with the appropriate public agencies.	Plan check.	Prior to the issuance of permits.	Public Works Dept.	
MM W.3: The project shall incorporate water conservation measures including low flow fixtures, water-efficient equipment, drought tolerant landscaping, rain capture and storage and other features as feasible to reduce water consumption.	Plan check.	Prior to the issuance of permits.	Planning Dept.	