

Appendix - G

Mitigation Monitoring and Reporting Program

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FOUNTAIN VALLEY CROSSINGS SPECIFIC PLAN EIR MITIGATION MONITORING AND REPORTING PROGRAM

The following Mitigation Monitoring and Reporting Program (MMRP) provides a summary of each Mitigation Measure (MM) for the proposed Fountain Valley Crossings Specific Plan Project (Project) and the monitoring implementation responsibility for each measure. The MMRP for the proposed Project will be in place through all phases of the proposed Project, including construction and operation.

PURPOSE

The purpose of the MMRP is to ensure that measures provided in the Environmental Impact Report (EIR) for the Project to minimize or avoid significant adverse effects are implemented. The MMRP can also act as a working guide to facilitate not only the implementation of mitigation measures, but also the monitoring, compliance, and reporting activities of the implementing agency and any monitors it may designate. In general, mitigation measures are implemented as policies or standards of the Project or as conditions of approval of development within the Project area and are enforceable as permit conditions.

RESPONSIBILITIES

The City of Fountain Valley (City) will act as the lead implementing agency and approve a program regarding reporting or monitoring for the implementation of approved mitigation measures for this Project to ensure that the adopted mitigation measures are implemented as defined in the EIR. For each MMRP activity, the City will either administer the activity or delegate it to staff, other City departments (e.g., Public Works Department, etc.), consultants, or contractors. The City will also ensure that monitoring is documented as required and that deficiencies are promptly corrected. The designated environmental monitor depending on the provision specified below (e.g., City building inspector, project contractor, certified professionals, etc.) will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems. The City or its designee(s) will ensure that each person delegated any duties or responsibilities is qualified to monitor compliance. Standards for successful mitigation of impacts are implicit in many mitigation measures that include such requirements as obtaining permits or avoiding a specific impact entirely.

MONITORING PROCEDURES

Many of the monitoring procedures will be conducted during the construction phases of the projects developed within the Fountain Valley Crossings Specific Plan area. For each

development project, the City or its designee(s) and the environmental monitor(s) are responsible for integrating the mitigation monitoring procedures into the construction processes for individual development projects in the Project area. To oversee the monitoring procedures and to ensure success, the environmental monitor assigned to a monitoring action must be on site during the applicable portion of construction that has the potential to create a significant environmental impact or other impact for which mitigation is required. The environmental monitor is responsible for ensuring that all procedures specified in the monitoring program are followed. Site visits and specified monitoring procedures performed by other individuals will be reported to the environmental monitor assigned to the relevant construction phase. A monitoring record form will be submitted to the environmental monitor by the individual conducting the visit or procedure so that details of the visit can be recorded and progress tracked by the environmental monitor. A checklist will be developed and maintained by the environmental monitor to track all procedures required for each mitigation measure and to ensure compliance with the timing specified for the procedures. The environmental monitor will note any problems that may occur and take appropriate action as directed by the City to rectify the problem.

MONITORING TABLE

For each mitigation measure, Table 1 identifies 1) the full text of the mitigation measure; 2) applicable timing; 3) the implementation agency(s) that oversee the action(s); and 4) the entity responsible for monitoring the action and verifying compliance.

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
Air Quality			
<p>MM AQ-5a. Health Risk Assessment (HRA): Development of a proposed sensitive land use within 500 feet of I-405 or the development of a distribution center, rail yard, refinery, chrome plater, dry cleaning operation, or large gas station near a sensitive land use shall prepare a site-specific HRA prior to developing such land uses as a way to more accurately evaluate the risk. The HRA for air quality and “hot spots” of air pollutions shall be prepared consistent with CalEPA’s Office of Environmental Health Hazard Assessment’s A Guide to Health Risk Assessment and The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments (HRAs) to aid California projects’ compliance with the 1987 “Hot Spots” Act. The HRA shall identify the hazard or hazardous material, assess the amount, duration, and pattern of exposure to the hazard or hazardous material, assess the amount it would take to cause negative health effects, and characterize the risk to general population and sensitive receptors from the hazard or hazardous material. The HRA shall be reviewed and approved by the City Planning and Building Department prior to approval of development permits for land uses that include or potentially affect sensitive populations.</p>	<p>Prior to acceptance of a complete application for a development permit.</p>	<p>City of Fountain Valley and Applicants.</p>	<p>City of Fountain Valley Planning and Building Department.</p>
<p>MM AQ-5b. Interior Air Quality Protection: Development of a proposed sensitive land use within 500 feet of I-405 and/or within 100 feet of an intersection operating or projected to operate at Level of Service (LOS) E or F shall include heating, ventilation, and air conditioning (HVAC) infrastructure within the building to circulate and purify outdoor air sources sufficiently to reduce Toxic Air Contaminants (TACs), such as diesel particulate matter and vehicle emissions. HVAC control systems shall include particulate filters that have a minimum efficiency reporting value (MERV) of 15 as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2. The proposed HVAC system shall be reviewed and approved by the City Planning and Building Department prior to approval of a development permit. Monitoring and maintenance of HVAC systems and particulate filters shall be conducted by the Applicant on a semiannual basis to ensure efficiency of the system for development permits involving land uses that include or potentially affect sensitive populations.</p>	<p>Submitted as part of the plan set of a development application. Approved by the City prior to acceptance of final Developments Plans and/or recordation of the Vesting Tract Map. Installation confirmed prior to issuance of Occupancy Permit.</p>	<p>City of Fountain Valley and Applicants.</p>	<p>City of Fountain Valley Planning and Building Department.</p>

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<p>MM AQ-5c. Placement of Air System Intake: When considering placement and direction of air intakes, the direction of prevailing winds shall be considered and the most logical decision shall be made. Design of the proposed development shall face air systems intakes appropriately, so as to reduce highly concentrated air pollution intake, considering placement on the opposite side of the building from the pollutant source. Development and HVAC system design shall be reviewed and approved by the City Planning and Building Department prior to issuance of a building permit. Monitoring and maintenance of HVAC systems and air intakes shall be conducted by the Applicant on a semiannual basis to ensure efficiency of the system for development permits involving land uses that include or potentially affect sensitive populations.</p>	<p>Submitted as part of the plan set of a development application. Approved by the City prior to acceptance of final Developments Plans and/or recordation of the Vesting Tract Map. Installation confirmed prior to issuance of Occupancy Permit.</p>	<p>City of Fountain Valley and Applicants.</p>	<p>City of Fountain Valley Planning and Building Department.</p>
<p>MM AQ-5d. Vegetation Barriers: The Applicant of development permits involving land uses that include or potentially affect sensitive populations shall consider the installation of vegetation barriers that disrupt pollutant dispersal, absorb carbon based particulates, or reduce air pollutant concentrations during design of the proposed development. Vegetation barriers shall be chosen and installed where most appropriate to provide additional reduction of onsite air pollutant concentrations, while providing an aesthetically pleasing natural barrier. The vegetation types chosen shall be appropriate for the location, including water requirements, non-invasive species, and aesthetic quality. Development designs and vegetative screening shall be reviewed and approved by the City Planning and Building Department prior to approval of a development permit. Plans for the maintenance of landscaping and vegetation barriers shall be made by the Applicant to ensure efficiency of vegetation barriers and maintain the visual quality of onsite landscape design.</p>	<p>Submitted as part of the site plan of a development application. Approved by the City prior to acceptance of final Developments Plans and/or recordation of the Vesting Tract Map. Installation confirmed prior to issuance of Occupancy Permit.</p>	<p>City of Fountain Valley and Applicants.</p>	<p>City of Fountain Valley Planning and Building Department.</p>
<p>MM AQ-5e. Reduced Number of Openable Windows Facing I-405: During the preliminary design process, the Applicant of development permits involving land uses that include sensitive populations shall reduce the number of openable windows facing the I-405. The reduction in number of openable windows facing the pollutant source will reduce potential exposure of harmful vehicle pollutants, as well as reduce potential contamination of interior air quality. Careful consideration of the location of openable and un-openable windows, prevailing wind direction and daylighting shall be made during design of the development so as not to substantially diminish comfortability and livability of the residential</p>	<p>Submitted as part of the site plan of a development application. Approved by the City prior to acceptance of final Developments Plans and/or recordation of the Vesting Tract Map.</p>	<p>City of Fountain Valley and Applicants.</p>	<p>City of Fountain Valley Planning and Building Department.</p>

Table 1. Mitigation Monitoring and Reporting Program

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development or other sensitive receptor. Development and building design shall be reviewed and approved by the City Planning and Building Department prior to approval of a development permit.	Installation confirmed prior to issuance of Occupancy Permit.		
<p>MM AQ-5f. Development Design, Siting, and Setbacks: Where appropriate, the Applicant of land uses that include sensitive populations shall develop the site such that open spaces (i.e., walkways, alley ways, streetways, and other non-sensitive open space land uses) are placed closest to the I-405, increasing the distance of sensitive receptors from the pollutant source. The setback of sensitive receptors remains the most certain method for reducing health risk from traffic pollution exposure. Development and site design shall be reviewed by the City Planning and Building Department prior to approval of a development permit.</p>	Submitted as part of the site plan for a development application. Approved by the City prior to acceptance of final Developments Plans and/or recordation of the Vesting Tract Map. Installation confirmed prior to issuance of Occupancy Permit.	City of Fountain Valley and Applicants.	City of Fountain Valley Planning and Building Department.
Hazards and Hazardous Materials			
<p>MM HAZ-1. Phase I ESA. Prior to demolition of a building or structure and/or excavation of subsurface improvements, project applicants of site specific development projects in the Project area shall prepare a Phase I ESA. Consistent with local, state and federal regulations, the Phase I ESA shall be subject to City review and address the following:</p> <p>ACM, LBP, and PCBs. Prior to the issuance of any demolition or excavation permit, the Applicant shall conduct a comprehensive survey of ACM, LBP, and PCBs. If such hazardous materials are found to be present, the Applicant shall follow all applicable local, state, and federal codes and regulations, as well as applicable best management practices, related to the treatment, handling, and disposal of ACM, LBP, and PCBs to ensure public safety.</p> <p>) Potential Onsite Hazardous Materials or Conditions. A visual survey and reconnaissance-level investigation of the existing site shall be conducted to determine if there are any structures or features within or near the buildings that are used to store, contain, or dispose of hazardous materials or waste. For any development within the Project area that has</p>	Submitted as part of the development application. Approved by the City prior to acceptance of final Developments Plans and/or recordation of the Vesting Tract Map. Prior to building demolition or construction.	City of Fountain Valley and Applicants.	City of Fountain Valley Planning and Building Department.

Table 1. Mitigation Monitoring and Reporting Program

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<p>not been subject to a Phase I ESA or successful remediation efforts in the past, a Phase I ESA shall be performed to determine the likelihood of contaminants in areas beyond what has already been assessed in accordance with USEPA ASTM Practice E 1527-05 as may be amended. If the Phase I ESA finds that contaminated soil or other hazardous materials or waste are suspected to be present within the area, the Applicant shall follow all applicable local, state and federal codes and regulations, as well as applicable best management practices, related to the treatment, handling, and disposal of each hazardous material or waste.</p>			
Noise			
<p>MM N-1. Construction Noise Management Plan. A Construction Noise Management Plan shall be prepared by the Applicant and approved by the City prior to Grading Permit issuance. The Plan would address noise and vibration impacts and outline measures that would be used to reduce impacts. Measures would include but not be limited to:</p> <ul style="list-style-type: none">) To the extent that they exceed the applicable construction noise limits, excavation, foundation-laying, and conditioning activities shall be restricted to between the hours of 7:00 AM and 8:00 PM Monday through Friday, and 9:00 AM and 8:00 PM Saturdays, in accordance with Section 6.28.070 of the Fountain Valley Municipal Code) The Applicant's construction contracts shall require implementation of the following construction best management practices (BMPs) by all construction contractors and subcontractors working in or around the Project area to reduce construction noise levels: <ul style="list-style-type: none"> o The Applicant and its contractors and subcontractors shall ensure that all construction equipment, fixed or mobile, is properly muffled according to manufacturer's specifications or as required by the City's Building and Safety Division, whichever is the more stringent. o The Applicant and its contractors and subcontractors shall place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible, to the satisfaction of the Building and Safety Division. 	<p>Submitted as part of the plan set of a development application. Approved by the City prior to acceptance of final Developments Plans and/or recordation of the Vesting Tract Map. Implemented during construction activities.</p>	<p>City of Fountain Valley and Applicants.</p>	<p>City of Fountain Valley Planning and Building Department.</p>

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<ul style="list-style-type: none"> ○ The Applicant and its contractors and subcontractors shall implement noise attenuation measures which may include, but are not limited to, noise barriers or noise blankets to the satisfaction of the City's Building and Safety Division.) The Applicant's contracts with its construction contractors and subcontractors shall include the requirement that construction staging areas, construction worker parking and the operation of earthmoving equipment within the Project area, are located as far away from vibration- and noise-sensitive sites as possible. Contract provisions incorporating the above requirements shall be included as part of the Project's construction documents, which shall be reviewed and approved by the City.) The Applicant shall require by contract specifications that heavily loaded trucks used during construction shall be routed away from residential streets to the extent possible. Contract specifications shall be included in the proposed Project's construction documents, which shall be reviewed by the City prior to issuance of a grading permit.) Meetings shall be coordinated with the management of neighboring residential areas such as Green Valley Neighborhood, Los Alamos Park Neighborhood, Adobe River Avenue Neighborhood, and R. Gisler School Neighborhood to seek solutions to minimize noise impacts. Additionally, neighboring residents would be notified of the construction schedule and upcoming high level noise events.) Property owners and occupants located within 500 feet of the Project area boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the Project. A sign, legible at a distance of 50 feet, shall also be posted at the construction site. All notices and signs shall be reviewed and approved by the City prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints. 			
Transportation, Circulation, and Traffic			

Table 1. Mitigation Monitoring and Reporting Program

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<p>MM T-1. Construction Impact Mitigation Plan. Future development occurring under the proposed Fountain Valley Crossings Specific Plan shall be required to prepare a Construction Impact Mitigation Plan for review and approval prior to issuance of a grading or building permit to address and manage traffic during construction and shall be designed to:</p> <ul style="list-style-type: none">) Prevent traffic impacts on the surrounding roadway network;) Minimize parking impacts both to public parking and access to private parking to the greatest extent practicable;) Ensure safety for both those constructing the project and the surrounding community; and) Prevent substantial truck traffic through residential neighborhoods. <p>The Construction Impact Mitigation Plan shall be subject to review and approval by the following City departments: Planning & Building, Public Works, and Police to ensure that the Construction Impact Mitigation Plan has been designed in accordance with this mitigation measure. Additionally, the plan shall be prepared and implemented in coordination with any affected agencies such as OCTA and Caltrans. The review of the plan shall occur prior to issuance of grading or building permits. It shall, at a minimum, include the following:</p> <p>Ongoing Requirements throughout the Duration of Construction</p> <ul style="list-style-type: none">) A detailed Construction Impact Mitigation Plan for work zones shall be maintained. At a minimum, this shall include parking and travel lane configurations; warning, regulatory, guide, and directional signage; and area sidewalks, bicycle lanes, and parking lanes. The Construction Impact Mitigation Plan shall include specific information regarding the project's construction activities that may disrupt normal pedestrian and traffic flow and the measures to address these disruptions. Such plans shall be reviewed and approved by the Planning & Building and Public Works Departments prior to commencement of construction and implemented in accordance with this approval.) Within the public right-of-way, deliveries, haul trips, and construction employee trips shall be performed during off-peak vehicular traffic hours. No construction work would be permitted on Sundays and national holidays that City offices are closed. Construction work includes, but is not limited to dirt and demolition material hauling and construction 	<p>Submitted as part of the plan set of a development application. Approved by the City prior to acceptance of any development permit. Implemented during construction activities.</p>	<p>City of Fountain Valley and Applicants.</p>	<p>City of Fountain Valley Planning and Building Department, Public Works Department, and Police Department.</p>

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<p>material delivery. Work within the public right-of-way outside of these hours shall only be allowed after the issuance of an after-hours construction permit. Exceptions may be made for time sensitive construction activities (e.g., pouring concrete).</p> <ul style="list-style-type: none">) “Flagger” construction personnel shall be required at construction site entrances.) The closure of major arterials shall be limited to non-peak vehicular traffic hours only.) Streets and equipment shall be cleaned in accordance with established Public Works requirements.) Trucks shall only travel on a City-approved truck route. Limited queuing may occur on the construction site itself.) Materials and equipment shall be minimally visible to the public; the preferred location for materials is to be on-site, with a minimum amount of materials within a work area in the public right-of-way, subject to a current Use of Public Property Permit.) Any requests for work before or after normal construction hours within the public right-of-way shall be subject to review and approval through the After Hours Permit process administered by the Building and Safety Division.) Provision of off-street parking for construction workers, which may include the use of a remote location with shuttle transport to the site, if determined necessary by the City.) The Construction Impact Mitigation Plan shall ensure adequate emergency access is maintained throughout the duration of all construction activities. Consistent with the requirements and regulations of the MUTCD, adequate emergency access shall be ensured through measures such as coordination with local emergency services, training for flagmen for emergency vehicles traveling through the work zone, temporary lane separators that have sloping sides to facilitate crossover by emergency vehicles, and vehicle storage and staging areas for emergency vehicles. 			

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<p>Project Coordination Elements That Shall Be Implemented Prior to Commencement of Construction</p> <ul style="list-style-type: none">) The traveling public shall be advised of impending construction activities which may substantially affect key roadways or other facilities (e.g., information signs, portable message signs, media listing/notification, Hotline number, and implementation of an approved Construction Impact Mitigation Plan) in a manner appropriate to the scale and type of projects.) A Use of Public Property Permit, Excavation Permit, Sewer Permit, or Oversize Load Permit, as well as any Caltrans permits required for any construction work requiring encroachment into public rights-of-way, detours, or any other work within the public right-of-way shall be obtained.) Timely notification of construction schedules shall be provided to all affected agencies (e.g., VTA, Police Department, Fire Department, Public Works Department, and Community Development Department) and to all owners and residential and commercial tenants of property within a radius of 500 feet.) Construction work shall be coordinated with affected agencies in advance of start of work. Approvals may take up to two weeks per each submittal.) Planning & Building and Public Works Departments approval of any haul routes for earth, concrete, or construction materials and equipment hauling shall be obtained. 			
<p>MM T-2a. Amended Implementation and Funding/Financing Strategy for the Fountain Valley Crossings Specific Plan: The City shall amend Section 3.5 of the FVCSP Implementation and Funding/Financing Strategy prior to adoption of the Specific Plan. The Specific Plan shall require a subsequent fee jurisdiction study, identifying costs for improvements, and include fair share projected costs for each funded and unfunded improvement. Prior to approval of the first entitlements for a development within the Project area, the City must adopt the regular fee update schedule for identified intersection improvements. The City shall coordinate with neighboring jurisdictions to identify intersection improvements, apportion of costs for improvements, and scheduling of proposed improvements.</p>	<p>Amended prior to adoption of the Specific Plan. Adoption by the City prior to approval of the first entitlements for development.</p>	<p>City of Fountain Valley</p>	<p>City of Fountain Valley Planning and Building Department.</p>

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<p>1. The Amended Implementation and Funding/Financing Strategy shall:</p> <ul style="list-style-type: none"> J Identify the cost of improvements to all identified transportation improvements, within the Project area and surround vicinity, needed to serve the proposed Fountain Valley Crossings Specific Plan. J Clearly apportion existing and projected demand on these facilities and costs between existing users, the City, and proposed future development projects. J Identify development impact fees for all residential and non-residential projects to ensure that each project pays its fair share of public infrastructure costs. J Include a regular fee update schedule, consistent with the City's Capital Improvement Program. 			
<p>MM T-2b. Intersection Improvements Impact Fee: At the intersection of Talbert Avenue & Mt. Washington Street (Intersection #12), a traffic signal shall be installed along with a restriping of the westbound approach to convert the existing right-turn lane into a shared through/right turn lane. Additionally, the six-point stop-controlled intersection, within the Costco parking lot, shall be reconfigured into a standard four leg intersection by removing the northern eastbound and westbound approaches. In accordance with MM T-2a, these improvements shall be included in the Implementation and Funding/Financing Strategy and development project applicants within the Project area shall pay a fair share contribution towards these improvements. The fair share fee shall be evaluated based on based on a metric approved by the City (e.g. dwelling units, acreage, square footage, ADT, etc.).</p>	<p>Prior to issuance of any Grading Permit or development permit.</p>	<p>City of Fountain Valley</p>	<p>City of Fountain Valley Planning and Building Department.</p>
<p>MM T-7a. Intersection Modifications: At the intersection of Ellis Avenue & Ward Street, the northbound approach should be restriped to include one left turn lane, one through lane, and two right turn lanes. In accordance with MM T-2a, these improvements shall be included in the Implementation and Funding/Financing Strategy and development project applicants within the Project area shall pay a fair share contribution towards these improvements based on a metric approved by the City (e.g. dwelling units, acreage, square footage, ADT, etc.).</p>	<p>Prior to issuance of any Grading Permit or development permit.</p>	<p>City of Fountain Valley</p>	<p>City of Fountain Valley Planning and Building Department.</p>
<p>Utilities</p>			

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<p>MM UT-3. FVCSP Utility Infrastructure Financing Program: The City shall ensure adequate financing for funding of infrastructure improvements to serve the FVCSP through implementation of the FVCSP Utility Infrastructure Financing Program, including preparation of an AB 1600 fee justification study, for the FVCSP area. The Financing Program shall be developed prior to the approval of the first entitlements for a development within the Project area, following adoption of the Project. All new development within the FVCSP shall be conditioned to be subject to payment of its fair share of any impact fees identified under this program. The City shall determine the costs of and establish a funding program for the following capital improvements to upgrade water and wastewater delivery as needed to serve the demands of new land uses anticipated to occur under the FVCSP.</p> <p>The Program shall also:</p> <ol style="list-style-type: none"> a. Identify the cost of improvements to or replacement of undersized water and wastewater lines within the FVCSP area needed to serve the Project. b. Clearly apportion existing and projected demand on these facilities and costs between existing users, the City and proposed future development. c. Identify potential funding mechanisms for sewer and water line construction, including the equitable sharing of costs between new development, the City and existing users, including development impact fees, grants, assessments, etc. d. Identify development impact fees for all residential and non-residential development to ensure that development pays its fair share of public infrastructure costs. e. Include a regular fee update schedule, consistent with the City's Capital Improvement Program. 	<p>Prior to approval of the first entitlements for development.</p>	<p>City of Fountain Valley</p>	<p>City of Fountain Valley Planning and Building Department.</p>
Tribal Cultural Resources			
<p>MM TCR-1a. Pre-Construction Training: For individual discretionary development projects, pre-construction training for construction personnel shall be conducted prior to commencement of any grading or other development activities. A qualified archaeologist, meeting the Secretary of the Interior's</p>	<p>Prior to initiation of site disturbance or project construction activities.</p>	<p>City of Fountain Valley; City-approved Archaeologist</p>	<p>City of Fountain Valley Planning and Building Department.</p>

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<p>Professional Qualifications Standards for archaeology (2008) and approved by the City, shall conduct tribal cultural resources identification and protocol training prior to site disturbance activities. Construction personnel shall be informed of the types of archaeological or tribal cultural resources that may be encountered, and of the proper protocols for agency notification. Construction personnel shall attend the training and shall retain documentation demonstrating attendance.</p>			
<p>MM TCR-1b. Inadvertent Discovery: In the event of any inadvertent discovery of archaeological or tribal cultural resources during construction, ground-disturbing activities shall be suspended until an evaluation is performed. The project applicant shall retain a qualified registered professional archaeologist (RPA) and a qualified Native American Monitor selected by the City. The City's selection of a Native American Monitor will be based on cultural affiliation with the project area, which may include consultation with the NAHC. In the event of discovery, construction personnel shall notify the City, the RPA, and Native American Monitor. The RPA and Native American Monitor shall evaluate the significance of the discovery pursuant to the Treatment Plan procedures outlined in MM TCR-1c, below. Work shall not resume until authorization is received from the City. If human remains are found, in compliance with California Health and Safety Code Section 7050.5, all ground disturbances must cease and the County Coroner must be contacted to determine the nature of the remains. In the event the remains are determined to be Native American in origin by the Coroner, the Coroner is required to contact the NAHC within 24 hours to relinquish jurisdiction.</p>	<p>In the event of inadvertent discovery, prior to continuation of site disturbance or construction activities.</p>	<p>City of Fountain Valley</p>	<p>City of Fountain Valley Planning and Building Department.</p>
<p>MM TCR-1c. Archaeological Data Recovery: If cultural resources are encountered during development activities, the City shall implement a Cultural Resources Treatment Plan to address resource identification, significance evaluation, and any necessary mitigation. The Treatment Plan shall be prepared by a City-approved RPA and a City-approved Native American Monitor, and at a minimum shall include:</p> <ul style="list-style-type: none"> <li data-bbox="247 1219 1060 1328">) A review of historic maps, photographs, and other pertinent documents to predict the locations of former buildings, structures, and other historical features and sensitive locations within and adjacent to the specific development area; <li data-bbox="247 1333 1060 1395">) A context for evaluating resources that may be encountered during construction; 	<p>In the event of inadvertent discovery, prior to continuation of site disturbance or construction activities.</p>	<p>City of Fountain Valley; City-approved RPA and City-approved Native American Monitor</p>	<p>City of Fountain Valley Planning and Building Department.</p>

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<ul style="list-style-type: none">) A research design outlining important prehistoric and historic-period themes and research questions relevant to the known or anticipated sites in the study area;) Specific and well-defined criteria for evaluating the significance of discovered remains; and) Data requirements and the appropriate field and laboratory methods and procedures to be used to treat the effects of the project on significant resources. <p>The City, in its discretion and supported by substantial evidence, may also determine that a resource is significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. If the RPA determines that the find may qualify for listing in the California Register, the site shall be avoided or the resource preserved in place, or if avoidance or preservation in place is not determined feasible, a data recovery plan shall be developed. The preferred mitigation shall be to avoid the resource or preserve in place. Any required testing or data recovery shall be directed by a qualified RPA and Native American Monitor prior to construction being resumed in the affected area. The Treatment Plan shall also include submission of a final technical report, funded by the developer and approved by the City.</p>			

