

## **Appendix A**

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### MITIGATION MONITORING AND REPORTING PROGRAM

**600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
 MITIGATION MONITORING AND REPORTING PROGRAM**

| Standard Conditions (SCs) and Mitigation Measures (MMs)   | Implementation Timing  | Monitoring/ Reporting Methods   | Responsible for Approval/ Monitoring                  | Verification |          |
|---|--|---|---|--------------|----------|
|   |  |   |   | Date         | Initials |
| <b>Aesthetics</b>   |  |   |   |              |          |
| <b>MM AES-1:</b> 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                                       | Direct observation  | Community Development Department – Building Inspector |              |          |
| <b>MM AES-2:</b> Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.   | During pre-construction and construction                                       | Direct observation; construction inspections; Review of equipment maintenance records.                          | Community Development Department                      |              |          |
| <b>MM AES-3:</b> 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                                       | Direct observation  | Community Development Department                      |              |          |
| <b>Air Quality</b>  |  |   |   |              |          |
| <b>MM AQ-1:</b> Prior to issuance of any Grading Permit, the Community Development Department 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   | Prior to Issuance of a Grading Permit; ongoing inspections during construction | Preparation of Large Operation Notification (Rule 403). Direct observation; construction inspections. Review of | Community Development Department; Building Official   |              |          |

**600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
 MITIGATION MONITORING AND REPORTING PROGRAM (Continued)**

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|   |                       |                               |                                      | Date         | Initials |
| <p>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:</p> <ul style="list-style-type: none"> <li>▪ All active portions of the construction site shall be watered twice daily to prevent excessive amounts of dust;</li> <li>▪ Non-toxic soil stabilizers shall be applied to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain), according to manufacturers’ specifications;</li> <li>▪ All excavating and grading operations shall be suspended when wind gusts (as instantaneous gust) exceed 25 miles per hour;</li> <li>▪ On-site vehicle speed shall be limited to 15 miles per hour;</li> <li>▪ All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized;</li> <li>▪ Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible;</li> <li>▪ All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;</li> <li>▪ Track-out devices shall be used at all construction site access points;</li> <li>▪ All delivery truck tires shall be watered down and/or scraped down prior to departing the job site;</li> </ul> |                       | equipment maintenance records |                                      |              |          |

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| <ul style="list-style-type: none"> <li>▪ 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;</li> <li>▪ Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway; and</li> <li>▪ Replace ground cover in disturbed areas as quickly as possible.</li> </ul>  |  |  |  |              |          |
| <p><b>MM AQ-2:</b> All trucks that are to haul excavated or graded material onsite shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Applicant shall demonstrate to the City of Fullerton how the project operations subject to that specification during hauling activities shall comply with the provisions set forth in Sections 23114(b)(F), (e)(4).</p> | Prior to issuance of Grading Permit; ongoing during construction   | Preparation of Large Operation Notification (Rule 403)<br><br>Direct observation; construction inspections | Community Development Department – Building Official |              |          |
| <p><b>MM AQ-3:</b> The following measures shall be implemented to reduce VOC emissions resulting from application of architectural coatings:</p> <ul style="list-style-type: none"> <li>▪ Contractors shall use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent;</li> <li>▪ Use required coatings and solvents with a VOC content lower than required under Rule 1113;</li> <li>▪ Construct/build with materials that do not require painting; and</li> <li>▪ Use pre-painted construction materials.</li> </ul>                   | Prior to issuance of Building Permits; ongoing during construction | Inclusion of materials and paints to be used on the building plans; Site inspections                       | Community Development Department – Building Official |              |          |

600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
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| <b>MM AQ-4:</b> Prior to issuance of any Grading Permit, the Community Development Director and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer’s specifications, to the satisfaction of the City Engineer. Equipment maintenance records and equipment design specifications data sheets shall be kept on site during construction. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction. | Prior to issuance of Building and Grading Permits; ongoing inspections during construction | Direct observation; construction inspections; review of equipment maintenance records                     | Community Development Director; Building Official; City Engineer |              |          |
| <b>MM AQ-5:</b> Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval shall be required by the City of Fullerton Building and Safety Division prior to issuance of grading permits.   | Prior to issuance of Grading Permits; during construction                                  | Reference to on-site electrical hook-ups on Grading Plan and Building Plan notes; construction inspection | Community Development Department - Building Official             |              |          |
| <b>MM AQ-7:</b> Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.  | Identified on Grading and Building Permits; ongoing during grading and construction        | Direct observation; construction inspections  | Community Development Department / Engineering                   |              |          |
| <b>MM AQ-9:</b> As a part of construction and building management contracts, the Project’s building shall be required to incorporate light colored roofing materials.  | Prior to issuance of Building Permits  | Referenced as note on grading and building plans; construction inspection                                 | Community Development Department – Building Official             |              |          |

600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
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| <b>MM AQ-12:</b> Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes.   | Prior to issuance of Certificate of Occupancy; periodic inspections | Site inspection                      | Community Development Department – Building Inspector |              |          |
| <b>Biological Resources</b>  |   |                                      |   |              |          |
| <b>SC BIO-1:</b> All tree plantings, removals, or alterations associated with the project shall be conducted in accordance with the requirements set forth in the Fullerton Community Forestry Ordinance (Fullerton Municipal Code, Chapter 9.06 et. seq.). Specifically, in compliance with Section 9.06.090, Planting Trees, prior to the issuance of a building permit, the Project Applicant/Developer shall submit a Plot Plan of the proposed development so the Director of Development Services can determine the tree requirements for site development. The plot plan shall:<br><br><ol style="list-style-type: none"> <li>1. Clearly show all existing trees, noting location, species, size, and condition;</li> <li>2. Note whether existing trees will be retained, removed, or relocated;</li> <li>3. Show proposed utilities, driveways, sidewalks and tree planting locations, and the size and species of proposed street trees; and</li> <li>4. Conform with ground and aerial setback specifications, as defined in the Community Forest Management Plan.</li> </ol> | Prior to the issuance of Building Permits                           | Plot Plan approval; site inspections | Community Development Department - Planning           |              |          |
| <b>Cultural Resources</b>  |   |                                      |   |              |          |
| <b>MM CR-3:</b> In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and   | During ground-altering activities                                   | Site inspections                     | Community Development Department                      |              |          |

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| grading activities, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery and 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. 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.  |   |                                       |  |              |          |
| <b>MM CR-4:</b> In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains. | During ground-altering activities                     | Site inspections                      | Community Development Department                     |              |          |
| <b>Geology and Soils</b>  |   |                                       |  |              |          |
| <b>SC GEO-1:</b> The project is required to conform to the seismic design parameters of the 2016 California Building Code and the 2016 California Green Building  | Prior to the issuance of Grading and Building permits | Plan review; construction inspections | Community Development Department – Building Official |              |          |

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| Standards Code (or applicable adopted code at the time of plan submittal or permit issuance), as set forth in Title 14 of the City of Fullerton’s Municipal Code at the time the grading plans are submitted.  |                                       |  |  |              |          |
| <b>MM GEO-1:</b> Prior to the issuance of grading permits, the City shall review all project plans for grading, foundation, structural, infrastructure, and all other relevant construction permits to ensure compliance with the applicable recommendations from the Geotechnical Investigation and other applicable Code requirements.   | Prior to issuance of Grading Permits  | Plan review; construction inspections        | Community Development Department – Building Official                       |              |          |
| <b>Greenhouse Gas Emissions</b>  |                                       |  |  |              |          |
| <b>SC GHG-1:</b> Prior to issuance of building permits, the Property Owner/Developer shall be required to demonstrate to the Planning Department, Building Division that building plans meet the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods. The 2013 standards, which were applicable January 1, 2014, are approximately 25 percent more energy efficient for residential uses than the 2008 Building and Energy Efficiency Standards. | Prior to issuance of Building Permits | Incorporation of standards in building plans | Community Development Department – Planning Department / Building Official |              |          |
| <b>SC GHG-2:</b> Prior to issuance of building permits, the Property Owner/Developer shall be required to demonstrate to the Planning Department, Building Division that building plans meet the applicable California Green Building Standards (CalGreen) Code (24 CCR 11).   | Prior to issuance of Building Permits | Incorporation of standards in building plans | Community Development Department – Planning Department / Building Official |              |          |



600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
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| <b>Hazards and Hazardous Materials</b>   |   |   |  |              |          |
| <p><b>MM HAZ-2:</b> Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the Project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements:</p> <ul style="list-style-type: none"> <li>▪ Excavation and disposal at a permitted, off-site facility;</li> <li>▪ On-site remediation, if necessary; or</li> <li>▪ Other measures as deemed appropriate by the City of Fullerton Fire Department.</li> </ul> | <p>Prior to remedial excavation, if necessary and/or issuance of Grading Permits; ongoing during grading and construction</p> | <p>Written evidence of described language in construction bids; evidence of remediation; Monitoring during grading and construction</p>         | <p>Community Development Department; Fire Department</p> |              |          |
| <p><b>MM HAZ-3:</b> Prior to structural demolition/ renovation activities, should these activities occur, a Certified Environmental Professional shall confirm the presence or absence of ACMs 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.</p>   | <p>Prior to issuance of Demolition or Building Permits; ongoing during demolition activities</p>                              | <p>Written evidence of described language in construction bids; evidence of remediation monitoring during grading and demolition activities</p> | <p>Community Development Department; Fire Department</p> |              |          |

600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
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| <p><b>MM HAZ-4:</b> Prior to the issuance of a grading permit and/or action that would permit project site disturbance (whichever occurs first), the City of Fullerton and the Orange County Environmental Health Division (EHD) shall review and approve all project plans to ensure compliance with the requirements associated with the safe removal and handling of potentially contaminated materials on the project site. A Soil Management Plan (SMP) shall be prepared by the applicant to ensure that excavated soils are sampled and properly handled/disposed, and that imported fill materials area screened/analyzed before their use on the property. The containers of unknown contents stored on site and identified during the 2013 Phase I Environmental Site Assessment (ESA) shall be properly recycled or disposed of prior to project development. Any stained soils, buried trash/debris or other potential hazardous waste encountered during future site improvements shall be evaluated by an experienced environmental consultant prior to removal.</p> | <p>Prior to issuance of a Grading Permit, and/or action that would permit project site disturbance; ongoing during grading and construction</p> | <p>Approval of Soil Management Plan; evidence of described language in construction bids; evidence of remediation; monitoring during grading and construction</p> | <p>Community Development Department; Fire Department; OC Environmental Health Division</p> |              |          |
| <p><b>MM HAZ-5:</b> Any hazardous contaminated soils or other hazardous materials removed from the project site shall be transported only by a Licensed Hazardous Waste Hauler to approved hazardous materials disposal site, who shall be in compliance with all applicable State and federal requirements, including the U.S. Department of Transportation regulations under 49 CFR (Hazardous Materials Transportation Act), California Department of Transportation (Caltrans) standards, Occupational Safety and Health Administration (OSHA) standards, and under 40 CFR</p>   | <p>Prior to issuance of demolition or construction permits; ongoing during grading and construction</p>   | <p>Written evidence of described language in construction bids; monitoring during grading and construction</p>  | <p>Community Development Department; Fire Department</p>                                   |              |          |

600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
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| 263 (Subtitle C of Resource Conservation and Recovery Act). The City of Fullerton shall verify that only Licensed Haulers who are operating in compliance with regulatory requirements are used to haul hazardous materials.   |  |   |  |              |          |
| <b>MM HAZ-6:</b> 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. roadway closures.   | Prior to issuance of demolition or construction permits; ongoing during grading and construction | Submittal/approval of Traffic Control Plan                        | Community Development Department; Police Department – Traffic Division |              |          |
| <b>Hydrology and Water Quality</b>   |  |   |  |              |          |
| <b>SC HYD-1:</b> The proposed project would comply with applicable provisions of Fullerton’s Municipal Code Section 14.01.015.   | Prior to issuance of Grading Permits   | Review and approval of plans                                      | Community Development Department                                       |              |          |
| <b>MM HYD-1:</b> Prior to issuance of any grading or building permit, and as part of the future development’s compliance with the 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 | Prior to issuance of Grading and Building Permits; ongoing during grading and construction       | Evidence of Notice of Intent; approval of SWPPP; site inspections | Community Development Department / Public Works Department             |              |          |

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| extent practicable.” All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential storm water runoff impacts.   |  |   |   |              |          |
| <b>MM HYD-2:</b> 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 Permit; ongoing during grading and construction | Review and approval of WQMP; site inspections   | Public Works Department – City Engineer                   |              |          |
| <b>MM HYD-3:</b> 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 | Prior to site plan approval  | Review and approval of design of flood control and storm drain structures; compliance with project conditions of approval | Community Development Department; Public Works Department |              |          |

600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
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| shall submit said studies to the applicable jurisdiction for review and approval.  |  |   |  |              |          |
| <b>Noise</b>   |  |   |  |              |          |
| <b>SC N-1:</b> All construction activities should be limited to the hours between 7 a.m. and 8 p.m. Monday through Saturday. Construction shall be prohibited during all other time periods and all day on Sundays and legal holidays. This measure is consistent with the City of Fullerton Noise Ordinance.  | During construction; ongoing during grading and construction                           | Site inspections during grading and construction  | Community Development Department – Building Inspection |              |          |
| <p><b>MM N-1:</b> Project applicants shall ensure through contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p> <ul style="list-style-type: none"> <li>▪ Ensure that construction equipment is properly muffled according to industry standards and be in good working condition.</li> <li>▪ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.</li> <li>▪ Schedule high noise-producing activities between the hours of 7:00 AM and 8:00 PM on any day except Sunday or a City-recognized holiday to minimize disruption on sensitive uses.</li> <li>▪ Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</li> </ul> | Prior to issuance of Grading Permit; site inspections prior to and during construction | Evidence of described language in construction bids; site inspections during grading and construction | Community Development Department                       |              |          |

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| <ul style="list-style-type: none"> <li>▪ Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</li> <li>▪ Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.</li> <li>▪ Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.</li> <li>▪ 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).</li> </ul> |   |   |                                      |              |          |
| <p><b>MM N-2:</b> Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from 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.</p>   | Prior to issuance of a Grading Permit; site inspections during construction | Evidence of described language in construction bids; site inspections during grading and construction | Community Development Department     |              |          |
| <p><b>MM N-3:</b> Project applicants shall ensure by contract specifications that construction staging areas along with the operation of earthmoving equipment within the City would be located as far away from vibration</p>  | Prior to issuance of a Grading Permit; site inspections during construction | Evidence of described language in construction bids; site inspections                                 | Community Development Department     |              |          |

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| 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.   |  | during grading and construction   |   |              |          |
| <b>MM N-6:</b> The City shall require mechanical equipment from future development to be placed as far practicable from sensitive receptors. Additionally, the following shall be considered prior to HVAC installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design.   | Prior to issuance of Building Permits  | Evidence of described language in construction bids; site inspections during grading and construction                                 | Community Development Department – Planning Department      |              |          |
| <b>MM N-7:</b> A 12-foot high temporary sound barrier shall be used along the east edge of the construction site for residences across Chestnut Place from the project site. Temporary sound barriers should be used for any construction areas that are within 100 feet of existing residences. The temporary sound barrier may be constructed of plywood with a total thickness of 1-1/2 inches, or a sound blanket wall may be used. If sound blankets are used, the blanket must have a Sound Transmission Class (STC) rating of 27. | Prior to grading, remediation, or demolition (whichever occurs first); site inspection | Evidence of described language in construction bids; site inspections during grading and construction                                 | Community Development Department and Engineering Department |              |          |
| <b>MM N-8:</b> Prior to issuance of building permits, a detailed vibration study shall be prepared by a qualified vibration engineer and submitted to the City. This report shall describe and quantify the vibration sources impacting the building nearest to the BNSF railroad, the soil content, the foundation, the framing,  | Prior to the issuance of Grading and Building Permits                                  | Approval of vibration analysis; evidence of described language in construction bids; site inspections during grading and construction | Community Development Department                            |              |          |

600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
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| and the measures required to reduce the vibration transmitting into the structure and ensure that a vibration level of less than 72 VdB is achieved at the residential structure. The measures shall be part of the final building design and incorporated into the architectural plans for the project buildings.  |   |   |                                      |              |          |
| <b>MM N-9:</b> Prior to issuance of building permits, a detailed acoustical study shall be prepared by a qualified acoustical consultant and submitted to the City. This report shall describe and quantify the mechanical noise sources impacting the noise sensitive dwellings adjacent to the project site and the measures required to meet the appropriate exterior noise ordinance standard. The measures shall be incorporated into the architectural plans for the project buildings. | Prior to the issuance of Building Permits             | Approval of acoustical study; evidence of described language in construction bids and plans; site inspections during construction | Community Development Department     |              |          |
| <b>MM N-10:</b> Prior to issuance of building permits, a detailed acoustical study shall be prepared by a qualified acoustical consultant and submitted to the City. This report shall describe and quantify the noise sources impacting the building(s) and the measures required to meet the appropriate interior noise standard. The mitigation measures described in the report shall be incorporated into the architectural plans for the project buildings.                             | Prior to the issuance of Building Permits             | Approval of acoustical study; evidence of described language in construction bids and plans; site inspections during construction | Community Development Department     |              |          |
| <b>MM N-11:</b> The parking structure shall be designed is such a way that there are solid barriers around the perimeter of the parking structure to protect dwelling units which are located directly adjacent to the parking structure. The barrier shall have sufficient mass (at least 3.5 pounds per square foot) to provide at least 10   | Prior to the issuance of Grading and Building Permits | Evidence of requirements in construction bids and plans; site inspections during construction                                     | Community Development Department     |              |          |



600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
MITIGATION MONITORING AND REPORTING PROGRAM (Continued)

| Standard Conditions (SCs) and Mitigation Measures (MMs)   | Implementation Timing                                   | Monitoring/ Reporting Methods   | Responsible for Approval/ Monitoring              | Verification |          |
|---|---|---|---|--------------|----------|
|   |   |   |   | Date         | Initials |
| dB of noise reduction so that the mitigated maximum noise levels are below the Noise Ordinance limits. These measures shall be incorporated into the architectural plans for the project buildings.   |   |   |   |              |          |
| <b>MM N-12:</b> Prior to issuance of building permits, a detailed acoustical study shall be prepared by a qualified acoustical consultant and submitted to the City. This report shall describe and quantify the mechanical noise sources impacting the residential units located on the top floor right below the roof mounted equipment and the measures required to meet the appropriate interior noise ordinance standard. The measures shall be incorporated into the architectural plans for the project buildings. | Prior to the issuance of Building Permits               | Evidence of requirements in construction bids and plans; site inspections during construction | Community Development Department                  |              |          |
| <b>Public Services and Recreation</b>   |   |   |   |              |          |
| <b>SC PS-1:</b> All development in the City shall comply with the Fullerton Fire Prevention Ordinance (Chapter 13 of the City’s Municipal Code), which addresses fire prevention and include the City’s Fire Code. All development shall also comply with the City’s Building Code (Chapter 14 of the City’s Municipal Code), which adopts the California Building Code and other codes related to building construction, in order to prevent the creation of fire hazards in the City.                                   | Prior to issuance of Building Permits; site inspections | Evidence of requirements in construction bids and plans; site inspections during construction | Community Development Department; Fire Department |              |          |
| <b>SC PS-3:</b> In accordance with Chapter 21.12 of the City of Fullerton Municipal Code, prior to the issuance of each building permit, the Applicant shall pay the most current park dwelling fee and/or negotiated park fees to the City. All money collected as fees imposed by Chapter 21.12 shall be deposited in the park dwelling fund and used for the acquisition, development, and   | Prior to issuance of Building Permits                   | Evidence of fee payment   | Community Development Department                  |              |          |

600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
MITIGATION MONITORING AND REPORTING PROGRAM (Continued)

| Standard Conditions (SCs) and Mitigation Measures (MMs)   | Implementation Timing  | Monitoring/ Reporting Methods                                | Responsible for Approval/ Monitoring                | Verification |          |
|---|--|--|---|--------------|----------|
|   |  |  |   | Date         | Initials |
| improvement of public parks and recreational facilities in the City, as proposed by the City’s Five-Year Capital Improvement Program. The Community Development Department shall confirm compliance with this requirement to issuance of a building permit.   |  |  |   |              |          |
| <b>MM SCH-1:</b> 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  | Evidence of fee payment                                      | Community Development Department                    |              |          |
| <b>Traffic and Transportation</b>   |  |  |   |              |          |
| <b>SC TR-1:</b> In accordance with Chapter 21.30 of the City of Fullerton Municipal Code, the Project Applicant/Developer shall participate in the implementation of the City’s Master Plan of Highways through the payment of Traffic Impact Fees, which shall occur at the issuance of each building permit to the satisfaction of the City Engineering Department.   | At the issuance of Building Permits  | Evidence of fee payment                                      | Community Development Department                    |              |          |
| <b>SC TR-2:</b> In accordance with Chapter 8.28, Weight Limits, of the City of Fullerton Municipal Code, contractors shall not operate any vehicles (including commercial vehicles) that exceed the weight limit established by the City for individual streets (as posted on signs). Commercial vehicles may use restricted streets for the purpose of delivering or picking up materials or merchandise by entering a restricted use street at its intersection with the unrestricted street nearest to the destination, then proceeding by the most direct route to the destination and traveling directly to the nearest unrestricted street. | Prior to issuance of demolition or construction permits; ongoing during grading and construction | Submittal/approval of Traffic Control Plan; site inspections | Community Development Department; Police Department |              |          |

600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
MITIGATION MONITORING AND REPORTING PROGRAM (Continued)

| Standard Conditions (SCs) and Mitigation Measures (MMs)   | Implementation Timing  | Monitoring/ Reporting Methods   | Responsible for Approval/ Monitoring                | Verification |          |
|---|--|---|---|--------------|----------|
|   |  |   |   | Date         | Initials |
| <b>SC TR-3:</b> In accordance with Chapter 8.30, Truck Routes and Terminals, of the City of Fullerton Municipal Code, construction vehicles exceeding 10,000 pounds shall use designated truck routes to access construction sites. Non-designated truck routes shall be used only as necessary to traverse a street or streets to a destination for the purpose of loading or unloading.   | Prior to issuance of demolition or construction permits; ongoing during grading and construction | Submittal/approval of Traffic Control Plan; site inspections  | Community Development Department; Police Department |              |          |
| <b>SC TR-6:</b> The City requires construction on public rights-of-way to comply with the Standard Specifications for Public Works Construction (Green Book), which contains standards for maintenance of access, traffic control, and notification of emergency personnel. In addition, all lane closures and/or detours shall comply with the Work Area Traffic Control Handbook (WATCH) Manual, which provides guidelines for traffic control in construction work areas on local and county roads.  | Prior to issuance of demolition or construction permits; ongoing during grading and construction | Evidence of requirements in construction bids and plans; site inspections during construction                                       | Community Development Department                    |              |          |
| <b>Utilities</b>  |  |   |   |              |          |
| <b>SC US-1:</b> Pursuant to Chapter 5.16 of the City of Fullerton’s Municipal Code, Waste Reduction and Recycling Plan Requirements for Construction and Demolition Projects, prior to issuance of a building permit, the Applicant shall submit a Waste Reduction and Recycling Plan (Plan). The Plan shall be submitted as part of the building permit application packet and shall be accompanied by a fee, as established by resolution of the City Council, which is sufficient to cover the City’s costs associated with reviewing and processing the Plan. The Plan shall indicate those materials to be recycled and/or | Prior to issuance of Grading Permits, or demolition activities, whichever occurs first           | Submittal/approval of Waste Reduction and Recycling Plan; evidence of requirements in construction bids and plans; site inspections | Community Development Department                    |              |          |

**600 WEST COMMONWEALTH AVENUE MIXED-USE DEVELOPMENT  
 MITIGATION MONITORING AND REPORTING PROGRAM (Continued)**

| Standard Conditions (SCs) and Mitigation Measures (MMs)   | Implementation Timing                         | Monitoring/ Reporting Methods  | Responsible for Approval/ Monitoring                      | Verification |          |
|---|---|--------------------------------|---|--------------|----------|
|   |   |                                |   | Date         | Initials |
| disposed of and such other project information as required by the Compliance Official, including at least all of the following: <ul style="list-style-type: none"> <li>▪ The estimated volume or weight of the project construction and demolition debris to be generated, listed by each type of materials,</li> <li>▪ Volume or weight of construction and demolition debris to be reused, salvaged, or recycled listed by each type of material.</li> <li>▪ The estimated volume or weight of construction and demolition debris that will be sent to a landfill and listed by each type of material.</li> <li>▪ The facilities or service providers to be used by the Applicant.</li> <li>▪ The estimated date on which demolition or construction is to commence.</li> </ul> |   |                                |   |              |          |
| <b>SC US-2:</b> In accordance with Section 42649 of the California Public Resources Code (Chapter 12.8 of Part 3 of Division 30), Mandatory Commercial Recycling Regulation, businesses generating more than four cubic yards of commercial solid wastes per week and multi-family residential dwellings of five units or more are required to implement recycling programs and/or arrange for recycling services.  | Prior to issuance of Certificate of Occupancy | Evidence of compliance         | Community Development Department – Planning Department    |              |          |
| <b>MM WW-2:</b> Prior to issuance of a building permit, 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         | Evidence of capacity from OCSD | Community Development Department; Public Works Department |              |          |