

MITIGATION MONITORING AND REPORTING PROGRAM

RED HILL AVENUE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT SCH NO. 2017041031

Prepared for

City of Tustin
300 Centennial Way
Tustin, California 92780

Prepared by

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Date

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1.1 PROJECT LOCATION AND DESCRIPTION

The Red Hill Avenue Specific Plan area extends along Red Hill Avenue to Bryan Avenue to the northeast, and Walnut Avenue to the southwest. Interstate 5 (I-5) bisects the Specific Plan area creating the northern and southern portions of the Specific Plan.

The Red Hill Avenue Specific Plan provides planning policies and regulations that connect General Plan policies with future project-level development within the Specific Plan area. The purpose of the Specific Plan is to guide future change, promote high-quality development, and implement the community's vision for the Specific Plan area. The Specific Plan provides goals and objectives, a land use plan, regulatory standards, Design Criteria, and administration and implementation programs to encourage high-quality development.

The Specific Plan would allow for an additional 325,000 square feet of non-residential development and 500 additional dwelling units. The total development in the Specific Plan area anticipated with the buildout potential of the Specific Plan is 521 dwelling units and 621,446 square feet of non-residential development, inclusive of existing and proposed uses. Red Hill Avenue would be restriped within the paved width of the street to include on-street bike lanes, reduced lane widths, turn pockets, and landscaped medians where feasible.

1.2 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor Standard Conditions (SCs) and mitigation measures (MMs) outlined in the Red Hill Specific Plan Final Environmental Impact Report (EIR), State Clearinghouse No. SCH NO. 2017041031. The Red Hill Specific Plan MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Tustin Monitoring Requirements. Specifically, Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.

- (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

CEQA Guidelines Section 15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of Tustin is the Lead Agency for the Red Hill Specific Plan Project and is therefore responsible for ensuring the implementation of the MMRP. The MMRP has been drafted to meet the requirements of Public Resources Code Section 21081.6 as a fully enforceable monitoring program.

The MMRP is comprised of the Mitigation Program and includes measures to implement and monitor the Mitigation Program. The MMRP defines the following for each SC and MM identified in Table 1, *Mitigation Monitoring Requirements*:

- **Definition of Mitigation (SC, MM).** The mitigation measure contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.
- **Responsible Party or Designated Representative.** Unless otherwise indicated, an applicant would be the responsible party for implementing the mitigation, and the City of Tustin or a designated representative is responsible for monitoring the performance and implementation of the mitigation measures. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.
- **Time Frame.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

The numbering system in Table 1 corresponds with the numbering system used in the EIR. The last column of the MMRP table will be used by the parties responsible for documenting when implementation of the mitigation measure has been completed. The ongoing documentation and monitoring of mitigation compliance will be completed by the City of Tustin. The completed MMRP and supplemental documents will be kept on file at the City of Tustin Community Development Department, Planning & Zoning Division.

Table 1-1. Mitigation Monitoring Requirements				
Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
AIR QUALITY				
<p>SC 4.2-1: Dust Control. During construction of the future development with the Specific Plan area, project applicants shall require all construction contractors to comply with South Coast Air Quality Management District’s (SCAQMD’s) Rules 402 and 403 in order to minimize short-term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 requires that fugitive dust be controlled with Best Available Control Measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 lists the Best Available Control Measures that are applicable to all construction projects. The measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Clearing and grubbing: Apply water in sufficient quantity to prevent generation of dust plumes. ▪ Cut and fill: Pre-water soils prior to cut and fill activities and stabilize soil during and after cut and fill activities. ▪ Earth-moving activities: Pre-apply water to depth of proposed cuts; re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction; and stabilize soils once earth-moving activities are complete. ▪ Importing/exporting of bulk materials: Stabilize material while loading to reduce fugitive dust emissions; maintain at least six inches of freeboard on haul vehicles; and stabilize material while transporting to reduce fugitive dust emissions. ▪ Stockpiles/bulk material handling: Stabilize stockpiled materials; stockpiles within 100 yards of off-site occupied buildings must not be greater than 8 feet in height, must have a road bladed to the top (refers to a road to the top of the pile) to allow water truck access, or must 	<p>Applicant Construction Contractor</p>	<p>Prior to issuance of Grading and Building Permits Monitor during grading and construction</p>	<p>Community Development Department – Building Division</p>	

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Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>have an operational water irrigation system that is capable of complete stockpile coverage.</p> <ul style="list-style-type: none"> ▪ Traffic areas for construction activities: Stabilize all off-road traffic and parking areas; stabilize all haul routes; and direct construction traffic over established haul routes. <p>Rule 403 defines large operations as projects with 50 or more acres of grading or with a daily earth-moving volume of 5,000 cubic yards at least 3 times in 1 year. Future development within the Specific Plan would potentially be considered a large operation. Large operations are required to implement additional dust-control measures (as specified in Tables 2 and 3 of Rule 403); provide additional notifications, signage, and reporting; and appoint a Dust Control Supervisor. The Dust Control Supervisor is required to:</p> <ul style="list-style-type: none"> ▪ Be employed by or contracted with the Property Owner or Developer; ▪ Be on the site or available on site within 30 minutes during working hours; ▪ Have the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all Rule 403 requirements; and ▪ Have completed the AQMD Fugitive Dust Control Class and have been issued a valid Certificate of Completion for the class. 				
<p>SC 4.2-2: Architectural Coatings. Architectural coatings shall be selected so that the VOC content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on the contractor specifications.</p>	Applicant Construction Manager	Identify in contractor specifications During building plan check and construction	Community Development Department – Building Division	
<p>MM 4.2-1: Electric Vehicle (EV) Charging Stations. Prior to the issuance of building permits, the City’s Building Official shall confirm that project plans and specifications designate that vehicle parking spaces developed within the Specific Plan area shall be EV ready to encourage EV use and appropriately size electrical panels to accommodate future expanded EV use.</p>	Applicant	Prior to issuance of Building Permits	Community Development Department – Building Division	

Table 1-1. Mitigation Monitoring Requirements

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>MM 4.2-2: Vanpool/Rideshare Programs. Prior to the issuance of occupancy permits, the City’s Building Official shall confirm that future commercial uses within the Specific Plan area include Codes, Covenants, and Restrictions (CC&Rs) that provide for a voluntary vanpool/shuttle and employee ridesharing programs for which all employees shall be eligible to participate. The voluntary ride sharing program could be achieved through a multi-faceted approach, such as designating a certain percentage of parking spaces for ride-sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles, and/or providing a web site or message board for coordinating rides. This measure is not applicable to residential uses.</p>	Applicant	Prior to the issuance of Occupancy Permits	Community Development Department – Building Division	
<p>MM 4.2-3: Operational Emissions Reductions. Prior to the issuance of building permits, the City’s Planning Official shall confirm that project plans and specifications consider and mitigate the impacts on regional air quality and GHG emissions when reviewing proposals for new development. Impacts shall be evaluated in accordance with SCAQMD recommended methodologies and procedures. Recommended mitigation measure may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Install heat transfer modules in all furnaces; ▪ Install solar panels for water heating systems for residential and other facilities; ▪ Incorporate renewable energy sources in the project design (e.g., solar photovoltaic panels). ▪ Include passive solar cooling/heating design elements in building designs; ▪ Include design elements that maximize use of natural lighting in new development; ▪ Include provisions to install energy efficient appliances and lighting in new development. ▪ Install higher efficacy public street and exterior lighting. 	Applicant	Prior to the issuance of Building Permits	Community Development Department – Planning & Zoning Division	

Table 1-1. Mitigation Monitoring Requirements

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<ul style="list-style-type: none"> ▪ Increase project density. ▪ Incorporate design measures that promote bicycle, pedestrian, and public transportation use. ▪ Provide preferential parking spaces for alternatively-fueled vehicles. ▪ Incorporate measures that reduce water use and waste generation. ▪ Provide informational materials on low ROG/VOC consumer products, cleaners, paints, and other products, as well as the importance of recycling and purchasing recycled material. Informational materials shall be provided to residential and commercial occupants through CC&R requirements. ▪ Incorporate measures and design features that promote ride sharing and consistency with the commute-reduction requirements of SCAQMD Rule 2202 (On-Road Motor Vehicle Mitigation Options). 				
<p>MM 4.2-4: Toxic Air Contaminants/Health Risk Assessment. A project-specific Health Risk Assessment shall be conducted for future residential development proposed within 500 feet of the Interstate 5 right-of-way, pursuant to the recommendations set forth in the CARB <i>Air Quality and Land Use Handbook</i>. The Health Risk Assessment shall evaluate a project per the following SCAQMD thresholds:</p> <ul style="list-style-type: none"> ▪ <i>Cancer Risk:</i> Emit carcinogenic or toxic contaminants that exceed the maximum individual cancer risk of 10 in one million. ▪ <i>Non-Cancer Risk:</i> Emit toxic contaminants that exceed the maximum hazard quotient of one in one million. <p>The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a “hazard index,” expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index less than one (1.0) means that adverse health effects are not expected. If projects are found</p>	Applicant	Site Specific CEQA Phasing	Community Development Department – Planning & Zoning Division	

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Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
to exceed the SCAQMD’s Health Risk Assessment thresholds, mitigation shall be incorporated to reduce impacts to below SCAQMD thresholds.				
CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES				
SC 4.3-1: California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the Specific Plan area, disturbance of the site shall be halted until the coroner has conducted an investigation into the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.	Qualified Archeologist Native American Heritage Commission (NAHC) (as necessary)	County Coroner: within 24 hours of a discovery	Community Development Department – Planning & Zoning Division Community Development Department – Building Division	
MM 4.3-1: The State CEQA Guidelines (14 CCR §15126.4[b][3]) direct public agencies, wherever feasible, to avoid damaging historical resources of an archaeological nature, preferably by preserving the resource(s) in place. Preservation in place options suggested by the State CEQA Guidelines include (1) planning construction to avoid an archaeological site; (2) incorporating the site into open space; (3) capping the site with a chemically stable soil; and/or (4) deeding the site into a permanent conservation easement. Prior to issuance of a grading permit for grading of 2 feet or more in depth below the natural or existing grade, the applicant/developer shall provide written evidence to the City Planning Division that a qualified archaeologist has been retained by the applicant/developer to respond on an as-needed basis to address unanticipated archaeological discoveries and any archaeological requirements (e.g., conditions of approval) that are applicable to the project. The applicant/developer is encouraged to conduct a field	Applicant Qualified Archaeologist Native American monitor, if needed	Retention of archaeologist: Prior to issuance of Grading Permit and/or action that would permit site disturbance (whichever occurs first) Recommended attendance of archaeologist at pre-grade meeting	Community Development Department – Planning & Zoning Division	

Table 1-1. Mitigation Monitoring Requirements

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>meeting prior to the start of construction activity with all construction supervisors to train staff to identify potential archaeological resources. In the event that archaeological materials are encountered during ground-disturbing activities, work in the immediate vicinity of the resource shall cease until a qualified archaeologist has assessed the discovery and appropriate treatment pursuant to CEQA Guidelines Section 15064.5 is determined.</p> <p>If discovered archaeological resources are found to be significant, the archaeologist shall determine, in consultation with the City and any local Native American groups expressing interest following notification by the City, appropriate avoidance measures or other appropriate mitigation. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that confirmed resources cannot be avoided, the qualified archaeologist shall develop additional treatment measures, such as data recovery, reburial/ relocation, deposit at a local museum that accepts such resources or other appropriate measures, in consultation with the implementing agency and any local Native American representatives expressing interest in prehistoric or tribal resources. If an archaeological site does not qualify as an historical resource but meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site shall be treated in accordance with the provisions of Section 21083.2.</p>		Identify requirements in approved grading and construction plans		

Table 1-1. Mitigation Monitoring Requirements

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>MM 4.3-2: Prior to issuance of any grading or building permits for any development projects under the Red Hill Avenue Specific Plan, the applicant shall provide a letter to the City of Tustin Community Development Department, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by the County of Orange, stating that the applicant has retained this individual and that the paleontologist shall provide on-call services in the event resources are discovered. The paleontologist shall be present at the pre-grading conference to establish procedures for paleontological resource surveillance. If paleontological resources are discovered during any development project within the Red Hill Avenue Specific Plan area, ground-disturbing activity within 50 feet of the area of the discovery shall cease.</p> <p>If the find is determined by paleontologists to require further treatment, the area of discovery will be protected from disturbance while qualified paleontologists and appropriate officials, in consultation with a recognized museum repository (e.g., National History Museum of Los Angeles County), determine an appropriate treatment plan.</p>	Applicant Qualified Paleontologist	Retention of paleontologist: Prior to issuance of Grading Permits and/or action that would permit site disturbance Identify requirements in approved grading and construction plans Attendance of paleontologist at pre-grade meeting	Community Development Department – Planning & Zoning Division	
GEOLOGY AND SOILS				
<p>SC 4.4-1: Projects are required to comply with Tustin City Code, Chapter 9, Grading and Excavation. Prior to the issuance of any grading permits, the grading plans shall be accompanied by geological and soils engineering reports and shall incorporate all information as required by the City. Grading plans shall indicate all areas of grading. Grading plans shall provide for temporary erosion control on all graded sites scheduled to remain unimproved for more than 30 days.</p>	Applicant Registered Geotechnical Engineer	Prior to the issuance of Grading Permits Identified in approved grading and construction plans	Community Development Department – Building Division	

Table 1-1. Mitigation Monitoring Requirements

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>SC 4.4-2: A specific geotechnical survey shall be prepared by a certified geotechnical engineer to confirm/refine engineering design parameters regarding site preparation, grading, and foundation design, to assure design criteria are responsive to specific development site soils and potential effects of differential settlements resulting from ground shaking, as well as effects of subsidence, lateral spreading, and collapse potential. All geotechnical recommendations shall be noted on individual site development plans and implemented prior to issuance of an occupancy permit.</p> <p>Project-specific geotechnical measures shall be developed, as needed, based on the design-level geotechnical report and depicted on plans prepared by the geotechnical engineer of record or on plan sheets included within final grading plans, and subject to the approval by the City of Tustin Building Division and/or the Public Works Department.</p>	<p>Applicant Registered Geotechnical Engineer</p>	<p>Prior to the issuance of Grading and Building Permits Identified in approved grading and construction plans</p>	<p>Community Development Department – Building Division and/or the Public Works Department</p>	
<p>SC 4.4-3: Future developments shall limit grading to the minimum area necessary for construction. Final grading plans shall include best management practices (BMPs) to limit on-site and off-site erosion and a water plan to treat disturbed areas during construction and reduce dust. The plans shall be submitted to the City of Tustin Building Division and/or the Public Works Department for review and approval prior to the issuance of a grading permit.</p>	<p>Applicant Registered Geotechnical Engineer</p>	<p>Prior to issuance of Grading and Building Permits</p>	<p>Community Development Department – Building Division and/or the Public Works Department</p>	
HAZARDS AND HAZARDOUS MATERIALS				
<p>MM 4.6-1: Prior to issuance of grading permits, a human health risk evaluation shall be prepared by a qualified environmental professional in consultation with Orange County Health Care Agency, Environmental Health Division (OCHCA-EH) for any individual site application proposed on a site with a current or former hazardous materially regulated facility to determine if there is a contamination risk to the proposed land use. Remedial activities, if necessary, may be required, in consultation with OCHCA-EH.</p>	<p>Applicant Qualified Environmental Professional</p>	<p>Prior to issuance of Grading and Building Permits</p>	<p>Community Development Department – Building Division</p>	

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HYDROLOGY AND WATER QUALITY				
SC 4.7-1: Prior to the issuance of grading permits for any development projects under the Red Hill Avenue Specific Plan that would disturb more than one acre, the project applicant shall submit to the Department of Public Works an approved copy of the Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) to comply with the General Permit for Construction Activities, confirming to the Current National Pollutant Discharge Elimination System (NPDES) requirements. The SWPPP shall be made part of the construction program. This SWPPP shall detail measures and practices that would be in effect during construction to minimize the individual project’s impact on water quality and stormwater runoff volumes. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the future development is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows and for nuisance flows during construction.	Applicant	Prior to issuance of Grading and Building Permits	Public Works Department	
SC 4.7-2: Prior to issuance of grading permits for any development projects under the Red Hill Avenue Specific Plan, the project applicant shall prepare and submit a Water Quality Management Plan (WQMP) for the project, subject to the approval of the Department of Public Works. The WQMP shall include appropriate BMPs and low impact development (LID) techniques to ensure project runoff is adequately treated.	Applicant	Prior to issuance of Grading and Building Permits	Public Works Department	
SC 4.7-3: Projects within the Specific Plan area would be subject to conditions imposed by the City of Tustin Community Development Department and the Public Works Department in accordance with Section 4902 (Control of Urban Runoff) of the Tustin City Code which requires the project applicant to provide all drainage facilities necessary for the removal of surface water from a site and to protect off-site properties from a project’s water runoff. The storm drain system must be designed in accordance with the standards of the Orange County Flood Division.	Applicant	During grading and construction	Community Development Department and the Public Works Department	

Table 1-1. Mitigation Monitoring Requirements				
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MM 4.7-1: Prior to issuance of any grading or building permits for any development projects under the Red Hill Avenue Specific Plan, the project applicant shall prepare and submit to the Department of Public Works a hydrology and hydraulics analysis demonstrating that the existing condition flow rates are not exceeded by the proposed project flow rates.	Applicant	Prior to issuance of Grading and Building Permits	Public Works Department	
MM 4.7-2: Prior to issuance of any grading or buildings permits for any development projects under the Red Hill Avenue Specific Plan that do not have a direct connection to the City’s existing storm drain system, shall provide to the Department of Public Works hydraulic analyses of the downstream storm drain system that demonstrate no significant impacts to the City storm drain infrastructure.	Applicant	Prior to issuance of Grading and Building Permits	Public Works Department	
NOISE				
SC 4.9-1: To ensure compliance with Tustin City Code, grading and construction plans shall include a note indicating that loud noise-generating project construction activities (as defined in Section 4616(2) and Section 4617(e) of the Tustin City Code) shall take place between the hours of 7:00 AM and 6:00 PM on weekdays and from 9:00 AM to 5:00 PM on Saturdays. Loud, noise-generating construction activities are prohibited outside of these hours and on Sundays and City observed Federal holidays.	Applicant Construction Manager	Condition of Grading and Building Permits Monitor during grading and construction	Community Development Department – Building Division	
SC 4.9-2: Development projects are required to meet or exceed the 65 dBA CNEL exterior noise level standard, as defined by Table N-3 of the City of Tustin General Plan Noise Element, and the 45 dBA CNEL interior noise level standard of the City of Tustin General Plan Noise Element, and by Title 24, Part 2, of the California Building Code.	Applicant Construction Manager	Prior to issuance of Grading and Building Permits	Community Development Department – Building Division	
MM 4.9-1: Construction Noise. Prior to approval of grading plans, the City of Tustin Building Division shall ensure that plans include Best Management Practices to minimize construction noise. Construction noise Best Management Practices may include the following: <ul style="list-style-type: none"> ▪ Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards, and all stationary construction 	Applicant Construction Manager	Prior to issuance of Grading and Building Permits Identify in approved grading and construction plans	Community Development Department – Planning and Building Divisions	

Table 1-1. Mitigation Monitoring Requirements

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>equipment shall be placed so that emitted noise is directed away from the noise sensitive use nearest the construction activity.</p> <ul style="list-style-type: none"> ▪ The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receiver nearest to the construction activity. ▪ The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment by Tustin City Code Article 4, Chapter 6, Section 4617. The contractor shall design delivery routes to minimize the exposure of sensitive land uses to delivery truck noise. ▪ Construction activity within 50 feet of occupied noise sensitive uses shall reduce construction noise levels exceeding 85 dBA Leq at nearby sensitive land uses by one or more of the following methods to reduce noise to below 85 dBA Leq: <ol style="list-style-type: none"> 1. Install temporary construction noise barriers within the line of site of occupied sensitive uses for the duration of construction activities that could generate noise exceeding 85 dBA Leq. The noise control barrier(s) must provide a solid face from top to bottom and shall: <ol style="list-style-type: none"> a. Provide a minimum transmission loss of 20 dBA and be constructed with an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts; b. Be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired; and c. Be removed and the site appropriately restored upon the conclusion of the construction activity. 		Monitor during grading and construction		

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<p>2. Install sound dampening mats or blankets to the engine compartments of heavy mobile equipment (e.g. graders, dozers, heavy trucks). The dampening materials must be capable of a 5-dBA minimum noise reduction, must be installed prior to the use of heavy mobile construction equipment, and must remain installed for the duration of the equipment use.</p>				
<p>MM 4.9-2: Construction Vibration. The following measures shall be implemented by applicants for development within the Red Hill Avenue Specific Plan area to reduce construction vibration at nearby receptors:</p> <p>a. Avoid impact pile-driving where possible.</p> <p>b. In areas where project construction is anticipated to include pile drivers in close proximity to schools or historic structures, conduct site-specific vibration studies to determine the area of impact and to present appropriate vibration reduction techniques that may include the following:</p> <ul style="list-style-type: none"> ▪ Develop a vibration monitoring and construction contingency plan to identify structures where monitoring should be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. ▪ Identify construction contingencies for when vibration levels approach the standards. ▪ At a minimum, conduct vibration monitoring during pile-driving activities. Monitoring results may indicate the need for more or less intensive measurements. ▪ When vibration levels approach standards, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures. 	<p>Applicant Construction Manager</p>	<p>Prior to issuance of Grading and Building Permits</p> <p>Identify in approved grading and construction plans</p> <p>Monitor during grading and construction</p>	<p>Community Development Department – Building Division</p> <p>Public Works – Traffic Engineer</p>	

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Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<ul style="list-style-type: none"> Conduct a post-survey on any structures where either monitoring has indicated high levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of vibration. 				
PUBLIC SERVICES				
SC 4.11-1: Prior to the issuance of any grading or building permits for any development project under the Red Hill Avenue Specific Plan, the applicant shall submit a Fire Master Plan to the Orange County Fire Authority for review. Payment of fees and Fire Master Plan approval shall be obtained prior to the issuance of grading or building permits.	Applicant	Prior to issuance of Grading and Building Permits	Community Development Department – Building Division	
SC 4.11-2: Pursuant to Section 65995 of the California Government Code, prior to the issuance of building permits for any development projects under the Red Hill Avenue Specific Plan, the applicant shall pay developer fees to the Tustin Unified School District; payment of the adopted fees would provide full and complete mitigation of school impacts.	Applicant	Prior to the issuance of Building Permits	Community Development Department – Planning & Zoning Division	
SC 4.11-3: New development under the Red Hill Avenue Specific Plan shall be subject to the same General Obligation bond tax rate as already applied to other properties within the Tustin Unified School District for Measure G (approved in 2008) based upon assessed value of the residential and commercial uses.	Applicant	Prior to the issuance of Building Permits	Community Development Department – Planning & Zoning Division	
RECREATION				
SC 4.12-1: Prior to the approval of the final map for subdivisions under the Red Hill Avenue Specific Plan, applicants shall comply with the City of Tustin Subdivision Code (Article 9, Chapter 3, Part 3, Section 9331 of the Tustin City Code). Developers may dedicate land or pay a fee in lieu or a combination of both. The value of the amount of such fee shall be based upon the fair market value of the amount of land which would otherwise be required for dedication. Dedication of land may be required by the City for a condominium, stock cooperative, or community apartment project which exceeds 50 dwelling units.	Applicant	Condition of approval of Tentative Tract Map Land dedication at final map recordation In lieu fees prior to issuance of Building Permits	Community Development Department – Planning & Zoning Division	

Table 1-1. Mitigation Monitoring Requirements

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>MM 4.12-1: For residential projects not subject to City of Tustin Subdivision Code (Article 9, Chapter 3, Section 9331 of the Tustin City Code), prior to the issuance of building permits, applicants shall dedicate parkland or pay a park fee, on a per unit basis, reflecting the value of land required for park purposes. The amount of land which would otherwise be required for dedication shall be computed by multiplying the number of proposed dwelling units by 0.003 acre per person and 2.24 persons per dwelling unit. The parkland in-lieu fee shall be computed by multiplying the amount of land required for dedication by \$2,500,000 per acre.</p>	Applicant	Prior to the issuance of Building Permits	Community Development Department – Planning & Zoning Division	
TRAFFIC AND TRANSPORTATION				
<p>MM 4.13-1: Red Hill Avenue at Interstate 5 Southbound Ramps: Re-stripe the eastbound approach (the off-ramp) to convert from a shared left-through lane and one dedicated right-turn lane to one dedicated left-turn lane and a shared left-through-right lane. This improvement would provide additional capacity for the heavy eastbound left-turn volume. With this improvement, the intersection would operate at Level of Service D or better during both peak hours. The California Department of Transportation’ (Caltrans) approval and cooperation would be required to implement this improvement.</p>	Applicant	Prior to issuance of Grading and Building Permits	Public Works – Traffic Engineer	
UTILITIES AND SERVICE SYSTEMS				
<p>SC 4.14-1: Future development within the Specific Plan area would comply with Article 4, Chapter 10, Section 4952 of the Tustin City Code which seeks to reduce water consumption through (1) permanent water conservation requirements during non-shortage conditions and (2) four levels of water supply shortage response actions to be implemented within the City during times of declared water shortage. The program would prevent waste or unreasonable use of water; maximize the efficient use of water; and ensure a reliable and sustainable minimum supply of water for public health, safety, and welfare.</p>	Applicant	Prior to the issuance of Building Permits	Community Development Department – Building Division	

Table 1-1. Mitigation Monitoring Requirements

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>SC 4.14-2: Future development within the Specific Plan area would comply with Article 9, Chapter 7, Section 9704 of the Tustin City Code which establishes procedures and standards for the design, installation, and maintenance of water-efficient landscapes in conjunction with new construction projects within the City to promote the conservation and efficient use of water and to prevent the waste of available water resources.</p>	Applicant	Prior to the issuance of Building Permits	Community Development Department – Building Division	
<p>SC 4.14-3: Applicants shall prepare and obtain approval of a Construction and Demolition Waste Management Plan (CDWMD) for a project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from construction. The CDWMP shall include options to divert from landfill disposal, nonhazardous materials for reuse or recycling by a minimum of 65 percent of total weight or volume (or requirements in place at the time of project entitlement).</p>	Applicant	Prior to issuance of Grading and Building Permits	Community Development Department – Building Division	