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# CHAPTER 11 Mitigation Monitoring and Reporting Program

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## 11.1 INTRODUCTION

This section reflects the Mitigation Monitoring and Reporting Program (MMRP) requirements of Public Resources Code (PRC) Section 21081.6. The California Environmental Quality Act (CEQA) Guidelines Section 15097 states:

... In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

## 11.2 ENFORCEMENT

In accordance with CEQA, the primary responsibility for making determinations with respect to potential environmental effects rests with the lead agency rather than the monitor or preparer. As such, the City of Santa Ana is identified as the enforcement agency for this MMRP.

## 11.3 PROGRAM MODIFICATION

After review and approval by the lead agency, minor changes to the MMRP are permitted but can only be made by the City of Santa Ana. No deviations from this MMRP shall be permitted unless it continues to satisfy the requirements of PRC Section 21081.6, as determined by the lead agency.

## 11.4 MITIGATION MONITORING AND REPORTING PROGRAM

The organization of the MMRP follows the subsection formatting style as presented within the Transit Zoning Code Environmental Impact Report (EIR). Only those subsections of the environmental issues presented in the EIR that have mitigation measures are provided below in Table 11-1 (Mitigation Monitoring and Reporting Program Matrix). All other subsections in the EIR do not contain mitigation measures.

Table 11-1 Mitigation Monitoring and Reporting Program Matrix						
Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<b>Aesthetics</b>						
<p><b>MM4.1-1</b> Proposed new structures shall be designed to maximize the use of textured or other non-reflective exterior surfaces and non-reflective glass. Building materials shall be reviewed by the City of Santa Ana prior to issuance of building permits for each project.</p>	<ul style="list-style-type: none"> <li>Review building materials and design plans</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of building permits for each project</li> </ul>	<ul style="list-style-type: none"> <li>City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.1-2</b> All exterior lighting and advertising (including signage) shall be directed onto the specific location intended for illumination (e.g., parking lots, driveways, and walkways) and shielded away from adjacent properties and public rights-of-way to minimize light spillover onto adjacent areas.</p>	<ul style="list-style-type: none"> <li>Review project-specific lighting plan</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of occupancy permits for each project</li> </ul>	<ul style="list-style-type: none"> <li>City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.1-3</b> Prior to issuance of a building permit for a specific development project, the applicant shall submit a lighting plan to the City for review and approval. The plan shall specify the lighting type and placement to ensure that the effects of security and other outdoor lighting are minimized on adjacent uses and do not create spillover effects. The plan shall specifically incorporate the following design features:</p> <ul style="list-style-type: none"> <li>All projects shall incorporate project design features to shield light and/or glare from vehicles entering or exiting parking lots and structures that face sensitive uses (e.g., schools, hospitals, senior housing, or other residential properties) by providing barriers so that light from vehicle headlights would not illuminate off-site sensitive uses.</li> <li>All projects shall incorporate project design features to provide landscaping, physical barriers, screening, or other buffers to minimize project-generated illumination from entering off-site areas and to prevent glare or interference with vehicular traffic, in accordance with the City's Municipal Code.</li> </ul>	<ul style="list-style-type: none"> <li>Submit project-specific lighting plan for review and approval by the City</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of building permits for each project</li> </ul>	<ul style="list-style-type: none"> <li>Project Applicant</li> <li>City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.1-4</b> For any proposed structure that would exceed four stories in height, applicants shall submit a site-specific shade/shadow report with renderings representing the level of shade/shadows associated with the proposed development at the following times: 9:00 A.M., 12:00 P.M., 3:00 P.M. PST for the both the winter and summer solstices. An additional rendering for the 5:00 P.M. PST time period shall be prepared for the summer solstice period. Typically, a variety of criteria are used to determine the significance of a shadow impact, including the following:</p> <ul style="list-style-type: none"> <li>Affected land use (criticality of direct sunlight for the use)</li> </ul>	<ul style="list-style-type: none"> <li>Submit project-specific shade/shadow report for review and approval by the City</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of building permits for each project</li> </ul>	<ul style="list-style-type: none"> <li>Project Applicant</li> <li>City of Santa Ana Planning and Building Agency</li> </ul>			

**Table 11-1 Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<ul style="list-style-type: none"> <li>■ Duration (hours per day in shadow)</li> <li>■ Time of day (critical time period for direct sunlight)</li> <li>■ Season (time of year use would be shadowed)</li> <li>■ Extent (percentage of use that would be shadowed)</li> <li>■ Preexisting condition (shadow condition due to existing buildings, landscaping, or other features)</li> <li>■ Type (solid or dappled shadow)</li> </ul> <p>The report shall include any feasible design considerations that would reduce the extent of shadows cast by a proposed structure. The analysis and the project design plans shall be forwarded to the Planning and Building Agency for review and approval.</p>						
<b>Air Quality</b>						
<p><b>MM4.2-1</b> Trash receptacles within the Transit Zoning Code (SD 84A and SD 84B) will be required to have lids that enable convenient collection and loading and will be emptied on a regular basis, in compliance with City of Santa Ana regulations for the collection of solid waste.</p>	<ul style="list-style-type: none"> <li>■ Verify site design to ensure lids will be used and there is proper access for waste disposal</li> </ul>	<ul style="list-style-type: none"> <li>■ During project design review</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-2</b> The construction contractor shall ensure that no more than 5 acres per day are actively graded or developed.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-3</b> The construction contractor shall ensure that all active disturbed surfaces should be watered three times per day throughout the construction period.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

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Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
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<b>MM4.2-4</b> The construction contractor shall ensure that the mass grading, fine grading, and structure construction are conducted at separate time periods and do not overlap with one another.	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review of project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During site grading and construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.2-5</b> The construction contractor shall ensure that all haul roads are watered three (3) times per day.	<ul style="list-style-type: none"> <li>■ Inclusion in project-specific contract specifications</li> <li>■ Review of project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During site grading</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.2-6</b> The construction contractor shall ensure that all traffic on unpaved roads is reduced to 15 mph or less.	<ul style="list-style-type: none"> <li>■ Inclusion in project-specific contract specifications</li> <li>■ Review of project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During site grading</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.2-7</b> Project applicants shall require by contract specifications that all diesel-powered equipment used will be retrofitted with after-treatment products (e.g., engine catalysts) to the extent that they are readily available in the South Coast Air Basin. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Santa Ana prior to issuance of a grading permit.	<ul style="list-style-type: none"> <li>■ Inclusion in project-specific contract specifications</li> <li>■ Review of project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.2-8</b> Project applicants shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site use low-NO <sub>x</sub> diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California Air Resources Board diesel) in the South Coast Air Basin (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Santa Ana prior to issuance of a grading permit.	<ul style="list-style-type: none"> <li>■ Inclusion in project-specific contract specifications</li> <li>■ Review of project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

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<p><b>MM4.2-9</b> Project applicants shall require by contract specifications that alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) be utilized to the extent that the equipment is readily available and cost effective in the South Coast Air Basin. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Santa Ana prior to issuance of a grading permit.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-10</b> Project applicants shall require by contract specifications that construction equipment engines be maintained in good condition and in proper tune per manufacturer’s specification for the duration of construction. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Santa Ana prior to issuance of a grading permit.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-11</b> Project applicants shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines to the extent feasible. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Santa Ana prior to issuance of a grading permit.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-12</b> As required by South Coast Air Quality Management District Rule 403—Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following:</p> <ul style="list-style-type: none"> <li>■ Application of soil stabilizers to inactive construction areas</li> <li>■ Quick replacement of ground cover in disturbed areas</li> <li>■ Watering of exposed surfaces three times daily</li> <li>■ Watering of all unpaved haul roads three times daily</li> <li>■ Covering all stock piles with tarp</li> <li>■ Reduction of vehicle speed on unpaved roads</li> <li>■ Post signs on-site limiting traffic to 15 miles per hour or less</li> </ul>	<ul style="list-style-type: none"> <li>■ Incorporate dust control measures into project-specific contract specifications</li> <li>■ Review construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

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Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
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<ul style="list-style-type: none"> <li>■ Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads</li> <li>■ Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas</li> <li>■ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip</li> </ul>						
<p><b>MM4.2-13</b> The developer shall require by contract specifications that 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. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than 5 minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review and approve project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-14</b> The developer shall require by contract specifications that construction parking be configured to minimize traffic interference during the construction period and, therefore, reduce idling of traffic. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review and approve project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-15</b> The developer shall require by contract specifications that temporary traffic controls are provided, such as a flag person, during all phases of construction to maintain smooth traffic flow. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review and approve of project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

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Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
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<p><b>MM4.2-16</b> The developer shall require by contract specifications that construction activities that affect traffic flow on the arterial system by scheduled to off-peak hours (9:00 A.M. to 3:00 P.M.). Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Santa Ana.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review and approve of project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-17</b> Upon issuance of building or grading permits, whichever is issued earliest, notification shall be mailed to owners and occupants of all developed land uses within ¼ mile of any project within the Transit Zoning Code (SD 84A and SD 84B) boundaries greater than four stories in height or 25,000 sf in area providing a schedule for major construction activities that will occur through the duration of the construction period. In addition, the notification will include the identification and contact number for a community liaison and designated construction manager that would be available on site to monitor construction activities. The construction manager shall be responsible for complying with all project requirements related to PM<sub>10</sub> generation. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact information for the community liaison and construction manager will be located at the construction office, City Hall, the police department, and a sign on site.</p>	<ul style="list-style-type: none"> <li>■ Notify owners and occupants of construction activities occurring through the duration of the construction period.</li> <li>■ Assign a designated construction manager</li> <li>■ Identify designated community liaison</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-18</b> The developer shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 125 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Santa Ana.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review and approve project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

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Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p><b>MM4.2-19</b> The developer shall require by contract specifications that materials that do not require painting be used during construction to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Santa Ana.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review and approve project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-20</b> The developer shall require by contract specifications that pre-painted construction materials be used to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Santa Ana.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review and approve project-specific construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-21</b> As individual components of the Transit Zoning Code (SD 84A and SD 84B) are implemented, an air quality impact analysis will be completed to determine their independent significance levels. Mitigation is to be incorporated at the individual component level to bring the individual components to less than significant on a site-by-site basis.</p>	<ul style="list-style-type: none"> <li>■ Prepare project-specific air quality impact analysis</li> <li>■ Review of air quality impact analysis</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to approval of each potential future development project</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-22</b> Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures exceeds current Title 24 requirements (Title 24, Part 6 of the California Code of Regulations; The Energy Commission adopted the 2008 Standards on April 23, 2008, and the Building Standards Commission approved them for publication on September 11, 2008. The 2008 Residential Compliance Manual was adopted by the Commission on December 17, 2008, and the 2008 Non-residential Compliance Manual was adopted January 14, 2009. Energy Efficiency Standards for Residential and Non Residential Buildings, as amended November 1, 2005; Cool Roof Coatings performance standards as amended September 11, 2006) by a minimum of 20 percent, subject to review by the County Building Official. Documentation of compliance with this measure shall be provided to the Planning Department and Building Official for review and approval prior to issuance of the permit. Installation of the identified</p>	<ul style="list-style-type: none"> <li>■ Submit compliance documentation for review and approval</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

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<p>design features or equipment will be confirmed by the County Building Official prior to certificate of occupancy. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency meets or exceeds 20 percent:</p> <ul style="list-style-type: none"> <li>■ Increase in insulation such that heat transfer and thermal bridging is minimized</li> <li>■ Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption</li> <li>■ Incorporate dual-paned or other energy efficient windows</li> <li>■ Incorporate energy efficient space heating and cooling equipment</li> <li>■ Incorporate energy efficient light fixtures</li> <li>■ Incorporate energy efficient appliances</li> <li>■ Incorporate energy efficient domestic hot water systems</li> <li>■ Incorporate solar panels into the electrical system</li> <li>■ Incorporate cool roofs/light-colored roofing</li> <li>■ Or other measures that will increase the energy efficiency of building envelope in a manner that when combined with the other options listed above exceeds current Title 24 Standards (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended November 1, 2005; Cool Roof Coatings performance standards as amended September 11, 2006) by a minimum of 20 percent</li> </ul>						
<p><b>MM4.2-23</b> Prior to issuance of a building permit, the applicant shall provide a landscape plan for the Project that includes shade trees around main buildings, particularly along southern elevations where practical, and will not interfere with loading dock locations or other operational constraints. Documentation of compliance with this measure shall be provided to the City Building Official for review and approval.</p>	<ul style="list-style-type: none"> <li>■ Prepare project-specific landscape plans</li> <li>■ Submit compliance documentation for review and approval</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

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<p><b>MM4.2-24</b> Prior to issuance of a building permit, the applicant shall demonstrate that the proposed building or structure designs incorporate exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. Documentation of compliance with this measure shall be provided to the City Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.</p>	<ul style="list-style-type: none"> <li>■ Submit compliance document for review and approval</li> <li>■ Confirm incorporation of design features and equipment in design plans and construction documents</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-25</b> The applicant shall provide education and publicity about reducing waste and available recycling services to future tenants. The education and publicity materials shall be provided to the City for review and approval by the Planning Department.</p>	<ul style="list-style-type: none"> <li>■ Provide education and publicity materials for review and approval</li> <li>■ Provide education and publicity materials to future tenants</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-26</b> All showerheads, lavatory faucets, and sink faucets within the residential units shall comply with the California Energy Conservation flow rate standards.</p>	<ul style="list-style-type: none"> <li>■ Include in design plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-27</b> Low-flush toilets shall be installed within all commercial and residential (including Congregate Care) units as specified in California State Health and Safety Code Section 17921.3.</p>	<ul style="list-style-type: none"> <li>■ Include in design plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.2-28</b> All commercial/industrial/common area irrigation areas shall be capable of being operated by a computerized irrigation system which includes an on-site weather station/ET gage capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain, and wind. In addition, the computerized irrigation system shall be equipped with flow-sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to</p>	<ul style="list-style-type: none"> <li>■ Include in design plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to approval of each potential future development project</li> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

**Table 11-1 Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
mainline breaks, and eliminating over-watering and flooding due to pipe and/or head breaks.						
<b>MM4.2-29</b> Landscape designers shall ensure that Project landscaping of commercial/industrial/common areas uses drought-tolerant and smog-tolerant trees, shrubs, and groundcover to ensure long-term viability and conserve water and energy.	<ul style="list-style-type: none"> <li>■ Include in landscaping plan and design plans</li> <li>■ Verification at inspection</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.2-30</b> Landscape designers shall ensure that the landscape plan includes drought resistant trees, shrubs, and groundcover within the parking lot and perimeter.	<ul style="list-style-type: none"> <li>■ Include in landscaping plan and design plans</li> <li>■ Verification at inspection</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.2-31</b> Project designers shall ensure that design features incorporate light-colored roofing materials that will deflect heat away from the building and conserve energy.	<ul style="list-style-type: none"> <li>■ Include in design plans</li> <li>■ Verification at inspection</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to approval of each potential future development project</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.2-32</b> The Project designers shall ensure that designs include all illumination elements to have controls to allow selective use as an energy conservation measure.	<ul style="list-style-type: none"> <li>■ Include in design plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to approval of each potential future development project</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.2-33</b> Prior to issuance of a building permit, the applicant shall demonstrate that measures have been included to promote ride sharing programs such as, but not necessarily including, publishing ride sharing information for all of the tenants, designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a website or message board for coordinating rides. Documentation of compliance with this measure shall be provided to the City Building Official for review and	<ul style="list-style-type: none"> <li>■ Submit compliance document for review and approval</li> <li>■ Confirm installation of design features and equipment</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> <li>■ Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix						
Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
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approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.						
<b>MM4.2-34</b> Prior to issuance of a building permit, the applicant shall demonstrate that measures have been included to provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Documentation of compliance with this measure shall be provided to the City Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.	<ul style="list-style-type: none"> <li>■ Submit compliance document for review and approval</li> <li>■ Confirm installation of design features and equipment</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> <li>■ Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.2-35</b> Prior to issuance of any certificate of occupancy, the applicant shall demonstrate that all interior building lighting supports the use of compact fluorescent light bulbs or equivalently efficient lighting to the satisfaction of the City Building Official.	<ul style="list-style-type: none"> <li>■ Confirm installation of design features and equipment</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.2-36</b> Tenants shall be responsible to ensure that preferential parking spaces are allocated to ultra-low emission vehicles and alternative fueled vehicles to encourage the use of alternative fuels and ultra-low emission vehicles.	<ul style="list-style-type: none"> <li>■ Inform tenants of preferential parking space policy</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy and On-going through individual project operation</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> <li>■ Project Applicant</li> </ul>			
<b>Biological Resources</b>						
<b>MM4.3-1</b> To ensure that avian species of concern, protected migratory species (e.g., MBTA), or raptors species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:  1. Tree removal shall be restricted to the period between August 30 and February 15, to the extent feasible, to avoid the breeding season of any migratory species that could be using the area, and to discourage nesting in the vicinity of an upcoming construction area. If it is not feasible to remove trees outside this window then, prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15 and August 30, all trees within 250 feet of any grading or earthmoving activity shall be surveyed for active nests by a	<ul style="list-style-type: none"> <li>■ Incorporate measures in contract specifications and construction documents</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permit</li> <li>■ During construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

**Table 11-1 Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
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<p>qualified biologist no more than 30 days prior to disturbance. If active nests are found, and the site is within 250 feet of potential construction activity, a temporary fence shall be erected, where appropriate, around the tree(s) at a distance of up to 250 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. The appropriate buffer shall be determined in consultation with the City of Santa Ana Park Naturalist or a designee.</p> <p>2. No construction vehicles shall be permitted within restricted areas (i.e., protection zones), unless directly related to the management or protection of the legally protected species.</p> <p>3. If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30, or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.</p>						
<b>Cultural Resources</b>						
<p><b>MM4.4-1(a)</b> Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to determine if the project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines or disturb human remains. The investigation shall include, as determined appropriate by the archaeologist and the City of Santa Ana, an updated records search of the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS), updated Native American consultation, and a pedestrian survey of the area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any archaeological resources within the development area and includes recommendations and methods for eliminating or avoiding impacts on archaeological resources or human remains. The measures shall include, as appropriate, subsurface testing of archaeological resources and/or construction monitoring by a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe (e.g., the Gabrieliño Tongva Nation) and/or the Native American Heritage Commission. The methods shall also include procedures for the unanticipated discovery of human remains, which shall be in accordance with Section 5097.98 of the State Public Resources Code and</p>	<ul style="list-style-type: none"> <li>■ Retain a qualified archeologist to prepare technical report or memorandum</li> <li>■ Submit project-specific environmental documentation relating to archeological resources Or</li> <li>■ Demonstration of non-disturbance</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix						
Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
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Section 7050.5 of California's Health and Safety Code. The technical report or memorandum shall be submitted to the City of Santa Ana for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or avoiding impacts on archaeological resources identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain an archaeologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM4.4-2(b).						
<b>MM4.4-1(b)</b> If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Santa Ana shall be notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the SCCIC.	<ul style="list-style-type: none"> <li>■ Retain qualified archeologist</li> <li>■ In the event cultural resources are encountered, record with the SCCIC</li> </ul>	<ul style="list-style-type: none"> <li>■ During construction period</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.4-2(a)</b> Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project applicant shall retain a professional paleontologist to determine if the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The investigation shall include, as determined appropriate by the paleontologist and the City of Santa Ana, a paleontology records check and a pedestrian survey of the area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that	<ul style="list-style-type: none"> <li>■ Retain professional paleontologist</li> <li>■ Prepare and submit technical report or memorandum for review and approval by the City</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to project approval</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

**Table 11-1 Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p>identifies the paleontological sensitivity of the development area and includes recommendations and methods for eliminating or avoiding impacts on paleontological resources or unique geologic features. The technical report or memorandum shall be submitted to the City for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or avoiding impacts on paleontological resources or unique geologic features identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain a paleontologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM4.4-3(b).</p>						
<p><b>MM4.4-2(b)</b> Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction, the construction foreman shall cease construction within 100 feet of the find until a qualified professional can provide an evaluation. Mitigation of resource impacts shall be implemented and funded by the project applicant and shall be conducted as follows:</p> <ol style="list-style-type: none"> <li>1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high</li> <li>2. Assess effects on identified sites</li> <li>3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted</li> <li>4. Obtain comments from the researchers</li> <li>5. Comply with researchers' recommendations to address any significant adverse effects where determined by the City to be feasible</li> </ol> <p>In considering any suggested mitigation proposed by the consulting paleontologist, the City of Santa Ana staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, applicable policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate</p>	<ul style="list-style-type: none"> <li>■ In the event that paleontological resources are encountered, Implement mitigation</li> <li>■ Incorporate mitigation in contract specifications and construction documents</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

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Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
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measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.						
<p><b>MM4.4-3</b> Prior to development activities that would demolish or otherwise physically affect buildings or structures 50 years old or older or affect their historic setting, the project applicant shall retain a cultural resource professional who meets the Secretary of the Interior’s Professional Qualifications Standards for Architectural History to determine if the project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines. The investigation shall include, as determined appropriate by the cultural resource professional and the City of Santa Ana, the appropriate archival research, including, if necessary, an updated records search of the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS) and a pedestrian survey of the proposed development area to determine if any significant historic-period resources would be adversely affected by the proposed development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any historical resources within the development area and includes recommendations and methods for eliminating or reducing impacts on historical resources. The technical report or memorandum shall be submitted to the City Santa Ana for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or reducing impacts on historical resources identified in the technical report or memorandum. Such methods could include, but not be limited to, written and photographic recordation of the resource in accordance with the level of Historic American Building Survey (HABS) documentation that is appropriate to the significance (local, state, national) of the resource.</p>	<ul style="list-style-type: none"> <li>■ Submit technical report or memorandum for approval by the City</li> <li>■ Implement identified measures</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of demolition permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

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Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
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<b>Hazards and Hazardous Materials</b>						
<p><b>MM4.5-1</b> When sites that are listed in the EDR Report initiate project development, the project applicant shall prepare a Phase I ESA for the proposed site. The Phase I ESA shall be prepared in accordance with ASTM E-1527-05 “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” (November 1, 2006). The purpose of a Phase I ESA is to identify environmental conditions at a proposed project site that may suggest environmental contamination. The Phase I ESA report shall be prepared by a CA EPA Registered Environmental Assessor or similarly qualified individual prior to initiating any construction activities at the site.</p> <p>If recommended in the Phase I ESA, the project sponsor shall undertake (or require the responsible party to undertake) a Phase II ESA soil sampling plan; or if any environmental contamination is identified by the Phase I ESA, the project sponsor shall implement (or require the responsible party to implement) the recommendations of the report to further investigate and to remove any soil contamination.</p>	<ul style="list-style-type: none"> <li>■ Prepare project –specific Phase I ESA</li> <li>■ Implement recommendations of the Phase I ESA</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of demolition or grading permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.5-2</b> In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction in the Transit Zoning Code (SD 84A and SD 84B) area, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., Santa Ana Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.</p>	<ul style="list-style-type: none"> <li>■ Incorporate measure in contract specifications and construction plans</li> <li>■ Prepare Risk Management Plan, if contamination is encountered</li> <li>■ Prepare Site Health and Safety Plan prior to commencement of work in any contaminated area, if needed</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of demolition permit or grading permit, whichever comes first</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

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<p><b>MM4.5-3</b> Prior to the demolition of structures that were constructed before 1980, a thorough investigation shall be completed to determine if asbestos, lead, or PCBs exist on the site. All demolition that could result in the release of lead and/or asbestos must be conducted according to Cal/OSHA standards.</p>	<ul style="list-style-type: none"> <li>■ Investigate presence of asbestos lead or PCBs on individual project sites</li> <li>■ Comply with Cal/OSHA standards</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of demolition permit for structures constructed before 1980</li> <li>■ During demolition activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.5-4</b> For development of structures that exceed 200 feet in height above ground level at a development site, applicants shall file a Notice of Proposed Construction or Alteration with the FAA (FAA Form 7460-1). Following the FAA's aeronautical evaluation of the project, projects must comply with conditions of approval imposed or recommended by the FAA. Subsequent to the FAA findings, the project shall be reviewed by the ALUC for consistency analysis.</p>	<ul style="list-style-type: none"> <li>■ File a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA)</li> <li>■ Comply with conditions of approval</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ FAA</li> <li>■ Airport Land Use Commission (ALUC)</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.5-5</b> Prior to initiation of construction activities, any development within the Transit Zoning Code (SD 84A and SD 84B) Area shall have a completed traffic control plan, prepared by the project proponent that will be implemented during construction activities. This may include, but is not limited to, the maintenance of at least one unobstructed lane in both directions on surrounding roadways. At any time if only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating alternative routes.</p>	<ul style="list-style-type: none"> <li>■ Implement traffic control plan</li> <li>■ Provide signage indicating alternative routes if necessary</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of demolition or grading permit, whichever comes first</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.5-6</b> The City Public Works Department shall consult with the Santa Ana Police Department and the Santa Ana Fire 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 land or roadway closures.</p>	<ul style="list-style-type: none"> <li>■ Disclose temporary lane or roadway closures to Police and Fire Departments</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> <li>■ During construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Public Works Agency</li> </ul>			

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<p><b>MM4.5-7</b> The Santa Ana Fire Department, in consultation with other applicable City Departments (e.g., Police), shall update their Emergency Preparedness Plan prior to occupancy of the first project developed under the Renaissance Transit Zoning Code (SD 84A and SD 84B), to address the potential for the accidental release of hazardous materials that may be used, stored, and/or transported in association with operation of project implementation.</p>	<ul style="list-style-type: none"> <li>■ Update applicable Emergency Preparedness Plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of first occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Fire Department</li> </ul>			
<p><b>MM4.5-8</b> Project applicants shall submit evacuation plans on a project by project basis that shall be reviewed and approved by the City Police and Fire Departments.</p>	<ul style="list-style-type: none"> <li>■ Submit project-specific evacuation plans for review and approval by the City Police and Fire Departments</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Police Department</li> <li>■ City of Santa Ana Fire Department</li> </ul>			

**Hydrology and Water Quality**

<p><b>MM4.6-1</b> In order to comply with the current version of the DAMP, future development projects in the Transit Zoning Code (SD 84A and SD 84B) area shall prepare Storm Drain Plans, Stormwater Pollution Prevention Plans (SWPPP), and Water Quality Management Plans (WQMP) conforming to the current National Pollutant Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, shall be submitted to the Public Works Agency for review and approval.</p> <p>a. A SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows, and for nuisance flows during construction. The SWPPP may include, but would not necessarily be limited to, the following applicable measures:</p> <ul style="list-style-type: none"> <li>■ Minimum required pavement widths for residential streets needed to comply with all zoning and applicable ordinances</li> <li>■ Use permeable materials for private sidewalks, driveways, parking lots, or interior roadway surfaces</li> </ul>	<ul style="list-style-type: none"> <li>■ Prepare and submit project-specific Storm Drain Plan, SWPPP, and WQMP to the Public Works Agency for review and approval</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permit</li> <li>■ Ongoing during construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Public Works Agency</li> </ul>			
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Table 11-1 Mitigation Monitoring and Reporting Program Matrix						
Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<ul style="list-style-type: none"> <li>■ Reduce the overall imperviousness associated with parking lots by using pervious materials in spillover parking areas</li> <li>■ Direct rooftop runoff to pervious areas and avoid routing rooftop runoff to the roadway or the stormwater conveyance system</li> <li>■ Biofilters including vegetated swales and strips</li> <li>■ Extended/dry detention basins</li> <li>■ Infiltration basin</li> <li>■ Infiltration trenches or vaults</li> <li>■ Catch basin inserts</li> <li>■ Continuous flow deflection/separation systems</li> <li>■ Storm drain inserts</li> <li>■ Media filtration</li> <li>■ Foundation planting</li> <li>■ Catch basin screens</li> <li>■ Normal flow storage/separation systems</li> <li>■ Clarifiers</li> <li>■ Filtration systems</li> <li>■ Primary waste water treatment systems</li> <li>■ Dry Wells</li> <li>■ Cistern</li> </ul> <p>b. A WQMP shall be prepared, maintained, and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall incorporate water quality measures for all improved phases of the project.</p>						
<p><b>MM4.6-2</b> Prior to issuance of grading permits for future development projects in the Transit Zoning Code (SD 84A and SD 84B) area, applicants shall submit site-specific Hydrology and Hydraulic Studies to the Public Works Department for review and approval. If existing facilities are not adequate to handle runoff that may be generated by the proposed development, then the applicant shall propose feasible remedies to assure that adequate drainage facilities will be available prior to issuance of occupancy permits. The applicant may propose storm drain improvements to be constructed in order to meet project needs. If necessary storm drain upgrades cannot be implemented prior to issuance of occupancy permits, on site detention facilities or other methods acceptable to</p>	<ul style="list-style-type: none"> <li>■ Submit project-specific Hydrology and Hydraulic Studies for review and approval</li> <li>■ Implement improvements and recommendations of Hydrology and Hydraulic Studies</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Public Works Agency</li> </ul>			

**Table 11-1 Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
the City shall be included with new development projects to ensure that post-construction runoff does not exceed pre-development quantities.						
<b>MM4.6-3</b> During the design of individual projects, applicants shall minimize impervious area by incorporating landscaped areas over substantial portions of a proposed project area. Furthermore, impervious areas shall be directly connected to landscaped areas or bioretention facilities to promote filtration and infiltration of stormwater.	<ul style="list-style-type: none"> <li>■ Incorporate into individual project design</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.6-4</b> During the design of individual projects, applicants shall control structural source through storm drain stenciling and signage, coverage of trash area to minimize direct precipitation, efficient irrigation to minimize runoff into stormwater conveyance system, slope and channel protection to decrease potentials for erosions of slopes, and use of deep-rooted, drought tolerant plant species for erosion control.	<ul style="list-style-type: none"> <li>■ Incorporate into individual project design and landscape plan</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>Noise</b>						
<b>MM4.8-1</b> All construction activity within the City shall be conducted in accordance with Section 18-314(e) of the City of Santa Ana Municipal Code.	<ul style="list-style-type: none"> <li>■ Monitor construction activities for compliance</li> </ul>	<ul style="list-style-type: none"> <li>■ Ongoing during construction period</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.8-2</b> Each project applicant shall require by 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>■ Two weeks prior to the commencement of construction, notification must be provided to property owners within 300 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period</li> <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 8:00 A.M. and 5:00 P.M. to minimize disruption on sensitive uses</li> <li>■ Implement noise attenuation measures, which may include, but are not</li> </ul>	<ul style="list-style-type: none"> <li>■ Implement identified BMPs</li> <li>■ Incorporate into contract specifications and construction plans</li> <li>■ Review construction plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permit</li> <li>■ Ongoing during construction period</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix						
Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p>limited to, temporary noise barriers or noise blankets around stationary construction noise sources</p> <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> </ul> <p>Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</p>						
<p><b>MM4.8-3</b> Each project applicant shall require by contract specifications that construction staging areas along with the operation of earthmoving equipment within the project area would be located as far away from vibration and noise sensitive sites as possible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review construction documents</li> <li>■ Monitor during construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.8-4</b> Each project applicant shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications</li> <li>■ Review construction documents</li> <li>■ Monitor during construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.8-5</b> When residential uses would be located in areas with noise levels in excess of 60 dBA CNEL (either through conversion of use/structure or new construction), the project applicant shall provide noise barriers around private open space areas, including patios and balconies, as necessary. The height and density of the barriers shall be sufficient to reduce the exterior noise levels within private open space areas to a CNEL of 65 dBA or less.</p>	<ul style="list-style-type: none"> <li>■ Incorporate into individual project building plans</li> <li>■ Review individual project building plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

**Table 11-1 Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p><b>MM4.8-6</b> Prior to issuance of building permits, building plans shall specify the STC rating of windows and doors for all residential land uses. Window and door ratings shall be sufficient to reduce the interior noise level to a CNEL of 45 dBA or less, and shall be determined by a qualified acoustical consultant as part of the final engineering design of the project.</p>	<ul style="list-style-type: none"> <li>■ Incorporate into building plans and final engineering design of individual projects</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.8-7</b> Each project applicant shall provide proper shielding for all new HVAC systems used by the proposed residential and mixed use buildings to achieve an attenuation of 15 dBA at 50 feet from the equipment.</p>	<ul style="list-style-type: none"> <li>■ Incorporate into building plans</li> <li>■ Review individual building plans for inclusion</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.8-8</b> The City shall provide a written statement to each applicant for projects located within 400 feet of the SCRRA tracks that shall be provided for each residential unit and resident, notifying them of potential noise and vibration issues associated with the railroad tracks, including the following:</p> <p><b>Notice of Disclosure</b></p> <p>Each owner's [or renter's] interest is subject to the fact that trains operate at different times of the day and night on the railway tracks immediately adjacent to a project site; and that by accepting the conveyance of an interest [or lease agreement] in that project, owner [or renter] accepts all impacts generated by the trains.</p> <p><b>Posting of Notice of Disclosure in each residential unit</b></p> <p>Prior to offering the first residential unit for purchase, lease, or rent, the property owner or developer shall post a copy of the Notice of Disclosure in every unit in a conspicuous location. Also, a copy of the Notice of Disclosure shall be included in all materials distributed for the Project, including but not limited to: the prospectus, informational literature, and residential lease and rental agreements.</p>	<ul style="list-style-type: none"> <li>■ Provide written statement to individual project applicants</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to purchase or finalization of lease agreements</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>Population and Housing</b>						
<p><b>MM4.10-1</b> Prior to an issuance of a building permit, individual projects in the Transit Zoning Code (SD 84A and SD 84B) area shall perform a water supply, fire flow test and fire protection system design analysis to ensure that proposed projects are in accordance to meet standard fire protection design requirements.</p>	<ul style="list-style-type: none"> <li>■ Perform water supply, fire flow test and fire protection system design analysis</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix						
Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<b>MM4.10-2</b> Any development that would exceed two stories in height shall submit site-specific security plans to the SAPD for review prior to issuance of a building permit.	<ul style="list-style-type: none"> <li>■ Submit site-specific security plan for review</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Police Department</li> </ul>			
<b>MM4.10-3</b> No developer within the Transit Zoning Code (SD 84A and SD 84B) boundaries shall utilize a frequency of 800 MHz, which is reserved for emergency services.	<ul style="list-style-type: none"> <li>■ Incorporate into conditions of approval</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to approval of each potential future development project through the design review process.</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.10-4</b> Individual project developers shall pay school impact fees prior to the issuance of occupancy permits.	<ul style="list-style-type: none"> <li>■ Pay school impact fee</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.10-5</b> Prior to issuance of a building permit for a residential development project, or change of use from non-residential to residential within the Transit Zoning Code (SD 84A and SD 84B) area, project applicants shall pay to the City of Santa Ana the Park Acquisition and Development Fee.	<ul style="list-style-type: none"> <li>■ Pay the Park Acquisition and Development Fee</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>Transportation</b>						
<b>MM4.11-1</b> The City of Santa Ana shall, during any roadway improvement within the Transit Zoning Code boundaries, evaluate, consider, and implement as appropriate the traffic calming measure(s), including but not limited to the following: <ul style="list-style-type: none"> <li>■ Curb extensions at local intersections</li> <li>■ Short medians at entries to wide streets</li> <li>■ Traffic circles at oversized intersections</li> <li>■ Speed humps</li> <li>■ Turn restrictions</li> </ul>	<ul style="list-style-type: none"> <li>■ Implement traffic calming measures</li> </ul>	<ul style="list-style-type: none"> <li>■ During roadway improvements</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Public Works Agency</li> </ul>			

**Table 11-1 Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p><b>MM4.11-2</b> As part of the project, the City of Santa Ana and the project sponsors shall work with the transit providers to implement various transit-related measures to improve and expand bus system service within the Transit Zoning Code (SD 84A and SD 84B) area. These measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>■ Adding bus stops to the Transit Zoning Code (SD 84A and SD 84B) area along existing roadways</li> <li>■ Changing bus service headways to respond to increased demand</li> <li>■ Changing bus service destinations to respond to changing demand</li> <li>■ Adding local shuttle service for employees and patrons of the Transit Zoning Code (SD 84A and SD 84B) area</li> </ul> <p>The details of bus service improvements shall be determined in coordination with OCTA. The following recommendations would help encourage public transit patronage for project-related trips:</p> <ul style="list-style-type: none"> <li>■ <i>Bus Stop Locations</i>—Relocation of existing bus stops and the provision of additional bus stops should be considered to accommodate transit users at convenient locations.</li> <li>■ <i>Days of Operation</i>—The City should work with OCTA to consider changes to route times to serve nighttime and weekend project visitors and employees.</li> <li>■ <i>Headway</i>—The City should work with OCTA to review route headways to determine if it would be appropriate to reduce them to accommodate transit riders within the Transit Zoning Code (SD 84A and SD 84B) area.</li> </ul>	<ul style="list-style-type: none"> <li>■ Implement transit related measures</li> </ul>	<ul style="list-style-type: none"> <li>■ Ongoing during project lifetime</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> <li>■ Project Applicants</li> </ul>			
<p><b>MM4.11-3</b> The City of Santa Ana Public Works Agency shall monitor the traffic signals within the Transit Zoning Code study area once every five years to ensure that traffic signal timing is optimized.</p>	<ul style="list-style-type: none"> <li>■ Monitor traffic signals once every five years</li> </ul>	<ul style="list-style-type: none"> <li>■ Ongoing through project lifetime (once every five years)</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Public Works Agency</li> </ul>			
<p><b>MM4.11-4</b> The City of Santa Ana shall institute a program for systematic mitigation of impacts as development proceeds within the Transit Zoning Code to ensure mitigation of the individual improvements. The program shall prescribe the method of participation in the mitigation program by individual projects and guide the timely implementation of the mitigation measures. The program shall include the following elements:</p> <ul style="list-style-type: none"> <li>■ A funding and improvement program should be established to identify</li> </ul>	<ul style="list-style-type: none"> <li>■ Implement mitigation program</li> <li>■ Fund mitigation program through future development</li> </ul>	<ul style="list-style-type: none"> <li>■ Ongoing through project lifetime</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> <li>■ City of Santa Ana Public Works Agency</li> </ul>			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix						
Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p>financial resources adequate to construct all identified mitigation measures in a timely basis.</p> <ul style="list-style-type: none"> <li>■ All properties that redevelop within the Transit Zoning Code should participate in the program on a fair share per new development trip basis. The fair share should be based upon the total cost of all identified mitigation measures, divided by the peak hour trip generation increase forecast. This rate per peak hour trip should be imposed upon the incremental traffic growth for any new development within the Transit Zoning Code.</li> <li>■ The program should raise funds from full development of the Transit Zoning Code to fund all identified mitigation measures.</li> <li>■ The program should monitor phasing development of the Transit Zoning Code and defer or eliminate improvements if the densities permitted in the Transit Zoning Code are not occurring.</li> <li>■ Program phasing should be monitored through preparation of specific project traffic impact studies for any project that is expected to include more than 100 dwelling units or 100,000 sf of non-residential development. Traffic impact studies should use traffic generation rates that are deemed to be most appropriate for the actual development proposed.</li> <li>■ Properties within Santa Ana and within one-half mile of the Transit Zoning Code that redevelop to result in higher traffic generation should also participate in the program to insure equity.</li> <li>■ The City may elect to implement appropriate mitigation measures as a condition of approval of the proposed developments, where appropriate. All or part of the costs of these improvements may be considered to be a negotiated credit toward the program, however the program must be administered in a manner that assures that it can fund necessary improvements to maintain adequate level of service at all intersections within this study. If funding of priority improvements cannot be assured, credit for construction of lower priority improvements may not be assured or may be postponed until more program funds are available.</li> </ul>						

**Table 11-1 Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<b>MM4.11-5</b> <i>Main Street at First Street</i> —Install a second northbound and southbound left-turn lanes and a dedicated northbound right-turn lane for 2030 and 2035 conditions.	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency			
<b>MM4.11-6</b> <i>Lacy Street at Santa Ana Boulevard</i> —Install a traffic signal and provide exclusive left-turn lane for both northbound and southbound directions for both 2030 and 2035 conditions.	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency			
<b>MM4.11-7</b> <i>Lacy Street at First Street</i> —Install a traffic signal for both 2030 and 2035 conditions, a traffic signal, and provide exclusive left-turn lane for both northbound and southbound directions for both 2030 and 2035 conditions.	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency			
<b>MM4.11-8</b> <i>Santiago Street at Washington Avenue</i> —Install a traffic signal and provide one exclusive left-turn lane for both eastbound and westbound traffic for 2035 conditions only.	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency			
<b>MM4.11-9</b> <i>Santiago Street at Civic Center Drive</i> —Install a traffic signal and provide: one exclusive left-turn lane, one through lane, and one shared through and right-turn lane on northbound and southbound approaches; and one exclusive left-turn lane and one shared through and right lane on eastbound and westbound approaches. The improvement is only needed for 2035 conditions.	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency			
<b>MM4.11-10</b> <i>Santiago Street at Santa Ana Drive</i> —Construct a second southbound left-turn lane for 2035 conditions. The improvement is only needed for 2035 conditions.	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix						
Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
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<b>MM4.11-11</b> <i>Santiago Street a Fourth Street</i> —Install a traffic signal. The lane configuration for the signal is recommended as 1 Left, 1 Through, 1 Through+ Right for all approaches.	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency			
<b>MM4.11-12</b> <i>Standard Street at First Street</i> —Construct third eastbound and westbound shared through-right lanes for 2035 conditions. The improvement is only needed for 2035 conditions.	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency			
<b>MM4.11-13</b> <i>Grand Avenue at Santa Ana Boulevard</i> —Construct a third southbound through lane and eastbound right-turn overlap signal phasing.	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency			
<b>MM4.11-14</b> <i>Grand Avenue at First Street</i> —Construct a third eastbound shared through/right-turn lane, a third westbound shared through/right-turn lane, and a third northbound through lane with dedicated northbound right-turn lane for 2035 conditions. The improvement is only needed for 2035 conditions.	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency			
<b>MM4.11-15</b> <i>Grand Avenue at I-5 Northbound Ramps</i> —Construct a second westbound right-turn lane and for the I-5 northbound off ramp under both 2030 and 2035 conditions	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency			
<b>MM4.11-16</b> <i>I-5 at Santa Ana Blvd.—Northbound Off-Ramp</i> —The City of Santa Ana Department of Public Works shall coordinate with Caltrans for the installation of a second ramp lane for the I-5 northbound off ramp. The improvement shall be implemented to mitigate 2035 conditions.	■ Implement roadway improvement	■ Ongoing through project development as prescribed by MM4.11-4	■ City of Santa Ana Public Works Agency ■ Caltrans			

**Table 11-1 Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<b>Utilities and Service Systems</b>						
<p><b>MM4.12-1</b> Individual project applicants shall prepare site-specific sewer evaluations, including flow monitoring and modeling, during the project design to determine the adequacy of the existing sewer pipe capacity in the affected project area lines. The evaluation shall be submitted to the City of Santa Ana or OCSD, as appropriate, for review and approval prior to issuance of building permits. Any recommendations made in the site-specific sewer evaluations shall be incorporated into the design of each individual project.</p>	<ul style="list-style-type: none"> <li>■ Prepare and submit site-specific sewer evaluations for review and approval</li> <li>■ Incorporate findings of evaluations in individual project design</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> <li>■ Orange County Sanitation District</li> </ul>			
<p><b>MM4.12-2</b> Individual non-residential project applicants are encouraged to apply for Southern California Edison's "Savings By Design" program. The program is aimed at generating an overall reduction in energy use through design methods and incentive programs by maintaining a 15% or greater exceedance of Title 24.</p>	<ul style="list-style-type: none"> <li>■ Apply for specified program (not required)</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permits</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.12-3</b> Individual development projects within the boundaries of the Transit Zoning Code (SD 84A and SD 84B) shall implement energy conservation measures (such as energy-efficient lighting and microprocessor controlled HVAC equipment) to reduce the demand for electricity and natural gas as part of the project design. The energy conservation measures shall be subject to modification as new technologies are developed, or if current technology becomes obsolete, through replacement and shall be reviewed by the Planning and Building Agency prior to issuance of a building permit.</p>	<ul style="list-style-type: none"> <li>■ Implement energy conservation measures into project design</li> <li>■ Review project design for incorporation of these conservation measures</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permits</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>Climate Change</b>						
<p><b>MM4.13-1</b> All diesel fueled construction equipment shall be classified EPA Tier II or better emission efficiencies.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications and construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix						
Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<b>MM4.13-2</b> All construction equipment shall be shut off when not in use and shall not idle for more than five minutes, unless actively engaged in construction activities.	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications and construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-3</b> Queuing of trucks on and off site shall be limited to periods when absolutely necessitated by grading or construction activities.	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications and construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-4</b> All on-road construction trucks and other vehicles greater than 10,000 pounds shall be shut off when not in use and shall not idle for more than 5 minutes.	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications and construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> <li>■ During project construction</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-5</b> To the extent feasible, all diesel- and gasoline-powered construction equipment shall be replaced with equivalent electric equipment.	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications and construction documents</li> <li>■ Monitor construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-6</b> Project plans and specifications shall include policies and procedures for the reuse and recycling of construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications and construction documents</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

**Table 11-1 Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p><b>MM4.13-7</b> Project plans and specifications shall include education for construction workers about reducing waste and using available recycling services.</p>	<ul style="list-style-type: none"> <li>■ Include in project-specific contract specifications and construction documents</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of grading permits</li> </ul>	<ul style="list-style-type: none"> <li>■ Construction Contractor</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<p><b>MM4.13-8</b> Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures meets or exceeds the most recent Title 24 requirements (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings; Cool Roof Coatings performance standards), subject to review by the City Building Official. Documentation of compliance with this measure shall be provided to the Planning and Building Agency and Building Official for review and approval prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to certificate of occupancy. The following design features should be considered by the applicant as a way to achieve Title 24 compliance in excess of the minimum requirement:</p> <ul style="list-style-type: none"> <li>■ Increase in insulation such that heat transfer and thermal bridging is minimized</li> <li>■ Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption</li> <li>■ Incorporate dual-paned or other energy efficient windows</li> <li>■ Incorporate energy efficient space heating and cooling equipment</li> <li>■ Incorporate energy efficient light fixtures</li> <li>■ Incorporate energy efficient appliances</li> <li>■ Incorporate energy efficient domestic hot water systems</li> <li>■ Incorporate solar panels into the electrical system</li> <li>■ Incorporate cool roofs/light-colored roofing</li> <li>■ Or other measures that will increase the energy efficiency of building envelope in a manner that when combined with the other options listed above exceeds current Title 24 Standards (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended September 11, 2008; Cool Roof</li> </ul>	<ul style="list-style-type: none"> <li>■ Submit compliance documentation for review and approval</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix						
Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
Coatings performance standards as amended September 11, 2006) by a minimum of 20 percent						
<b>MM4.13-9</b> Prior to issuance of a building permit, applicants for individual projects shall provide a landscape plan that includes shade trees around main buildings, particularly along southern elevations where practical, and will not interfere with loading dock locations or other operational constraints. Documentation of compliance with this measure shall be provided to the Planning and Building Agency for review and approval.	<ul style="list-style-type: none"> <li>■ Prepare and submit project-specific landscape plans for review and approval</li> <li>■ Incorporate landscape plan into individual project design</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> </ul>	<ul style="list-style-type: none"> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-10</b> All showerheads, lavatory faucets, and sink faucets within the residential units, and where feasible within non-residential developments, shall comply with the California Energy Conservation flow rate standards.	<ul style="list-style-type: none"> <li>■ Include in design plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-11</b> Low-flush toilets shall be installed within all Congregate Care units as specified in California State Health and Safety Code Section 17921.3.	<ul style="list-style-type: none"> <li>■ Include in design plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-12</b> Project designers should consider design features to incorporate light-colored roofing materials that will deflect heat away from the building and conserve energy.	<ul style="list-style-type: none"> <li>■ Include in design plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-13</b> Landscape designers shall ensure that landscaping of common areas for Industrial/Commercial projects uses drought-tolerant and smog-tolerant trees, shrubs, and groundcover to ensure long-term viability and conserve water and energy.	<ul style="list-style-type: none"> <li>■ Include in landscaping plan and design plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

**Table 11-1 Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<b>MM4.13-14</b> Landscape designers shall ensure that the landscape plan for Industrial/Commercial projects includes drought resistant trees, shrubs, and groundcover within the parking lot and perimeter.	<ul style="list-style-type: none"> <li>■ Include in landscaping plan and design plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-15</b> Individual project applicants shall ensure that designs for Industrial/Commercial projects include all illumination elements to have controls to allow selective use as an energy conservation measure.	<ul style="list-style-type: none"> <li>■ Include in design plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-16</b> The applicant for Industrial/Commercial projects should promote ride sharing programs such as, but not necessarily including, publishing ride sharing information for all of the tenants, designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a website or message board for coordinating rides. Prior to issuance of a building permit, the applicant shall demonstrate that measures have been included to provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience pursuant to SAMC Chapter 41 regarding bicycle parking standards and Chapter 16 of the Santa Ana Citywide Design Guidelines regarding Bikeway Support Facilities Guidelines. Documentation of compliance with this measure shall be provided to the City Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.	<ul style="list-style-type: none"> <li>■ Submit compliance document for review and approval</li> <li>■ Confirm installation of design features and equipment</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-17</b> Prior to issuance of any certificate of occupancy, the applicant shall demonstrate that all Multi-family/Industrial/Commercial projects' interior building lighting supports the use of compact fluorescent light bulbs or equivalently efficient lighting to the satisfaction of the Building Official.	<ul style="list-style-type: none"> <li>■ Submit compliance document for review and approval</li> <li>■ Confirm installation of design features and equipment</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of building permit</li> <li>■ Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

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Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<b>MM4.13-18</b> Applicants for Multi-family/Industrial/Commercial projects shall consider providing preferential parking spaces for ultra-low emission vehicles and alternative fueled vehicles to encourage the use of alternative fuels and ultra-low emission vehicles.	<ul style="list-style-type: none"> <li>Inform tenants of preferential parking space policy</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of Certificate of Occupancy and On-going through individual project operation</li> </ul>	<ul style="list-style-type: none"> <li>City of Santa Ana Planning and Building Agency</li> <li>Project Applicant</li> </ul>			
<b>MM4.13-19</b> Prior to issuance of a building permit, the applicant shall demonstrate that the proposed Multi-family/ Industrial/Commercial uses building or structure designs incorporate exterior storage areas for recyclables and green waste and adequate recycling containers located in public/common areas pursuant to the adopted standards. Documentation of compliance with this measure shall be provided to the Planning and Building Agency for review and approval. Installation of the identified design features or equipment will be confirmed by the City Building Official prior to issuance of certificate of occupancy.	<ul style="list-style-type: none"> <li>Submit compliance document the Planning and Building Agency for review and approval</li> <li>Confirm installation of design features and equipment</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of building permit</li> <li>Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>Project Applicant</li> <li>City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-20</b> All common area irrigation areas for Multi-family/Industrial/Commercial projects shall consider systems that are capable of being operated by a computerized irrigation system which includes an on-site weather station/ET gage capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain, and wind. In addition, the computerized irrigation system shall also consider the ability to be equipped with flow-sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks, and eliminating over-watering and flooding due to pipe and/or head breaks.	<ul style="list-style-type: none"> <li>Incorporate into individual project landscape plans and design plans</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-21</b> Consideration of installation of solar roofs on homes and businesses to offset the increasing demand for energy and natural gas.	<ul style="list-style-type: none"> <li>Incorporate into individual project building plans</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>Project Applicant</li> <li>City of Santa Ana Planning and Building Agency</li> </ul>			

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<b>MM4.13-22</b> Project applicants shall, where feasible, incorporate passive solar design features into the buildings, which may include roof overhangs or canopies that block summer shade, but that allow winter sun, from penetrating south facing windows.	<ul style="list-style-type: none"> <li>■ Incorporate into individual project building plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-23</b> Use Energy Efficient Roofing Materials. All roofing materials used in commercial/retail buildings at the Mixed-Use Retail Development shall be Energy Star® certified. All roof products shall also be certified to meet American Society for Testing and Materials (ASTM) high emissivity requirements.	<ul style="list-style-type: none"> <li>■ Incorporate into individual project building plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			
<b>MM4.13-24</b> All commercial/industrial projects shall, where feasible, include up to 10% renewable energy sources within the project.	<ul style="list-style-type: none"> <li>■ Incorporate into individual project building plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Prior to issuance of occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>■ Project Applicant</li> <li>■ City of Santa Ana Planning and Building Agency</li> </ul>			

