

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
<b>4.1 LAND USE/RELEVANT PLANNING</b>						
None required.						
<b>4.2 GEOLOGY, SOILS &amp; SEISMICITY</b>						
GEO-1 A detailed geotechnical report shall be prepared and submitted with the building permit application for the proposed desalination plant. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations regarding grading, foundations, retaining walls, streets, utilities, remedial work, overexcavation / re-compaction, dewatering, water quality, and chemical/fill properties of underground items including buried pipe and concrete and protection thereof. The reports shall specifically address lateral spreading, flood control channel bank stability, liquefaction potential and groundwater constraints. Appropriate recommendations shall be provided to mitigate potentially adverse conditions. The geotechnical report shall also be submitted to the Department of Public Works for review and approval in conjunction with the grading plan.	Project Soils Engineer	Concurrent with Building Permit Application	City of Huntington Beach Department of Public Works/ Department of Building and Safety	City of Huntington Beach Planning Department		
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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GEO-2 In conjunction with the submittal of application for	Project Engineer	Concurrent with Preliminary/	City of Huntington Beach Department	City of Huntington	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)

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submittal of application for preliminary or precise grading permits, the Applicant shall demonstrate to the satisfaction of the City Engineer that the preliminary geotechnical report recommendations have been incorporated into the grading plan unless otherwise specified in the final geotechnical report and/or by the City Engineer.		Preliminary/ Precise Grading Permits	Beach Department of Public Works/ Building and Safety	Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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GEO-3 Excavation for the proposed underground product water storage tank shall implement dewatering activities in compliance with NPDES regulations. Pumped groundwater shall be sampled, tested, and (if deemed necessary) treated prior to discharge.	Construction Contractor	During Construction	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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GEO-4 In order to prevent the underground product water storage tank from "floating" when water levels in the tank are lowered, the tank shall be either "anchored" utilizing piles, weighted, and/or have adequate soil placed across the top of the tank to hold the tank in place within shallow groundwater known to exist within subject site boundaries.	Project Engineer	Plan Review	City of Huntington Beach Department of Public Works/ Department of Building and Safety	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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GEO-5 As native on-site soils are compressible upon placement of structural loads, project implementation shall implement complete removal and recompaction of compressible soils or use of piles and grade beams to support on-site structures.	Project Engineer	Plan Review	City of Huntington Beach Department of Public Works/ Department of Building and Safety	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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GEO-6 Type V cement shall be used for concrete and buried metal pipes shall utilize special measures (coatings, etc.) to protect against the effects of corrosive soils.	Construction Contractor	During Construction	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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GEO-7 Due to the potential for ground shaking in a seismic event, the project shall comply with the standards set forth in the UBC (most recent edition) to assure seismic safety to the satisfaction of the Department of Building and Safety prior to issuance of a building permit, including compliance with California Division of	Project Engineer	Prior to Issuance of Building Permit	City of Huntington Beach Department of Public Works/ Department of Building and Safety	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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with California Division of Mines and Geology Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California, adopted March 13, 1997). However, given the proximity of the site to the Newport-Inglewood and Compton Blind Thrust Faults, more stringent measures may be warranted.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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GEO-8 As the South Branch Fault (situated beneath the subject site) is classified as "Category C" by the City of Huntington Beach General Plan, special studies and subsurface investigation (including a site specific seismic analysis) shall be performed prior to issuance of a grading permit, to the approval of the City Engineer. The subsurface investigation shall include CPT and exploratory borings to determine the fault rupture potential of the South Branch Fault which underlies the subject site.	Project Soils Engineer	Prior to Issuance of Grading Permit	City of Huntington Beach Department of Public Works/ Department of Building and Safety	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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GEO-9 Due to the potential for liquefaction within the project vicinity, the Applicant shall comply with the standards set forth in the UBC (most recent edition) for structures on-site to assure safety of the occupants to	Project Engineer	Prior to Issuance of Building Permit	City of Huntington Beach Department of Public Works/ Department of Building and Safety	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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safety of the occupants to the satisfaction of the Department of Building and Safety prior to issuance of a building permit. These standards include compliance with California Division of Mines and Geology Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California, adopted March 13, 1997) and "Recommended Procedures for implementation of CDMG Special Publication 117 - Guidelines for Analyzing and Mitigating Liquefaction in California" (Dr. Geoffrey R. Martin et al, May 1999).					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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GEO-10 The proposed project shall incorporate adequate measures to stabilize structures from on-site soils known to be prone to liquefaction. Typical methods include, but are not limited to: <ul style="list-style-type: none"> <li>❖ Overexcavation and re-compaction of soils;</li> <li>❖ in-situ soil densification (such as vibro-flotation or vibro-replacement);</li> <li>❖ injection grouting; and</li> <li>❖ deep soil mixing.</li> </ul>	Project Engineer	Plan Review	City of Huntington Beach Department of Public Works/ Department of Building and Safety	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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GEO-11 The site specific geotechnical investigation for the proposed project shall analyze the potential for lateral spread on-site. If deemed a possibility, adequate subsurface stabilization practices (similar to those utilized for liquefaction) shall be incorporated prior to the construction of on-site structures.	Project Soils Engineer	Prior to Issuance of Grading Permit	City of Huntington Beach Department of Public Works/ Department of Building and Safety	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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<b>4.3 HYDROLOGY AND WATER QUALITY</b>						
HWQ-1 Prior to issuance of precise grading or building permits, which ever comes first, the applicant shall submit and obtain approval from the City of Huntington Beach of a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used on-site to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine, structural and non-structural measures specified in the Countywide NPDES Drainage Area	Applicant	Prior to Issuance of Grading/ Building Permit	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department		
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<p>Management Plan (DAMP) Appendix which details implementation of the BMPs whenever they are applicable to a project, the assignment of long-term maintenance responsibilities to the applicant, and shall reference the location(s) of structural BMPs. The applicable BMPs include:</p> <ul style="list-style-type: none"> <li>❖ Plant materials that require fertilization and pest control shall be maintained in accordance with Orange County Management Guidelines for Use of Fertilizers and Pesticides; and</li> <li>❖ BMP structures and facilities shall be cleaned and maintained on a scheduled basis by a Facility Operator appointed person.</li> </ul>					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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<p>HWQ-2 Appropriate site specific hydrology and hydraulic analysis will be performed for the project prior to the issuance of grading or building permits, which ever comes first. The analysis shall include mitigation measures, if necessary, in regards to storm water drainage and flooding.</p>	<p>Project Hydrologist</p>	<p>Prior to Issuance of Grading/ Building Permit</p>	<p>City of Huntington Beach Public Works</p>	<p>City of Huntington Beach Planning Department</p>	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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HWQ-3 Prior to the issuance of grading or building permits, which ever comes first, an appropriate on-site drainage system shall be installed for the project that integrates permanent stormwater quality features.	Project Engineer	Prior to Issuance of Grading/ Building Permit	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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HWQ-4 Product water quality will be permitted by the California Department of Health Services to ensure safe, reliable water quality to the consumer.	Applicant	Continuous Monitoring	California Department of Health Services	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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<b>4.4 AIR QUALITY</b>						
None required.						
<b>4.5 NOISE</b>						
NOI-1 Prior to the issuance of any building or grading permits, the Applicant shall prepare an acoustical analysis report and appropriate plans, prepared under the supervision of a City-approved acoustical consultant, describing the stationary noise generation potential and noise mitigation measures (such as the installation of sound enclosures or placing noise-generating equipment indoors), if needed, which shall be included in the plans and specifications of the project. All stationary equipment shall be designed to meet the noise criteria as specified in the City of Huntington Beach Municipal Code Chapter 8.40 (Noise Control), and will be subject to the	Acoustical Consultant	Prior to Issuance of Grading/ Building Permit	City of Huntington Beach Planning Department	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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approval of the City of Huntington Beach.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
<b>4.6 PUBLIC SERVICES AND UTILITIES</b>						
PSU-1 Prior to the issuance of building permits, the applicant will be required to pay applicable school mitigation fees pursuant to State law.	Applicant	Prior to Issuance of Building Permit	City of Huntington Beach Planning Department/ Affected School District	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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PSU-2 The Applicant will be required to pay appropriate traffic impact fees as determined by the City of Huntington Beach Department of Public Works.	Applicant	Prior to Issuance of Building Permit	City of Huntington Beach Department of Building and Safety/ Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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PSU-3 The Applicant will be required to pay the prevailing sewer connection fee plus five percent of the OCSD connection fee.	Applicant	Prior to Issuance of Building Permit	City of Huntington Beach Department of Public Works/ OCSD	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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PSU-4 The Applicant will be required to pay appropriate fees for water service connections, installation, and meters. In addition, the City requires payment of a service fee for industrial customers.	Applicant	Prior to Issuance of Building Permit	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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customers.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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PSU-5 The Applicant will coordinate with the City's recycling representative to ensure that the proposed project is in compliance with the City's waste reduction and recycling program.	Applicant	Prior to Issuance of Building Permit	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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PSU-6 Prior to the issuance of a grading permit, the Applicant will prepare a waste reduction plan for the generation of construction	Applicant	Prior to Issuance of Grading Permit	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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generation of construction and operational waste from the proposed project. This plan will be submitted to the recycling coordinator from the City of Huntington Beach who will ensure that AB 939 requirements are properly addressed.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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<b>4.7 AESTHETICS/LIGHT &amp; GLARE</b>						
ALG-1 For areas visible by adjacent existing or proposed residential areas, exterior mechanical equipment shall be screened from view on all sides, and rooftop mechanical equipment shall be set back 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, duct-work and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing	Project Architect	Plan Review	City of Huntington Beach Planning Department	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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equipment plan showing screening must be submitted for review and approval with the application for building permit(s).					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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ALG-2 If outdoor lighting is included, light intensity shall be limited to that necessary for adequate security and safety. All outside lighting shall be directed to prevent "spillage" onto adjacent properties and shall be shown on the site plan and elevations.	Project Architect	Plan Review	City of Huntington Beach Department of Building and Safety/Planning Department	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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<b>4.8 HAZARDS &amp; HAZARDOUS MATERIALS</b>						
None required.						
<b>4.9 CONSTRUCTION RELATED IMPACTS</b>						

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
CON-1 Concurrent with the submittal of the Grading Plan, the Applicant shall submit an Erosion Control Plan to the City of Huntington Beach Department of Public Works which will include the following measures:  a) Where necessary, temporary and/or permanent erosion control devices, as approved by the Department of Public Works, shall be employed to control erosion and provide safety during the rainy season from October 15th to April 15th.  b) Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate the rapid construction of temporary devices when rain is imminent.  c) Erosion control devices shall not be moved or modified without the approval of the Department of Public Works.	Project Engineer	Concurrent with Submittal of Grading Plan	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department		
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
Public Works.  d) All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forecast exceeds 40%.  e) After a rainstorm, all silt and debris shall be removed from streets, check berms and basins.  f) Graded areas on the permitted area perimeter must drain away from the face of the slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.  g) The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.  h) The permittee and contractor shall inspect the erosion control work and ensure that the work is in accordance with the					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
<p>dance with the approved plans.</p> <p>i) Water shall be applied to the site twice daily during grading operations or as otherwise directed by the County of Orange Inspector in compliance with South Coast AQMD rule 403 (Fugitive Dust Emissions). A grading operations plan may be required including watering procedures to minimize dust, and equipment procedures to minimize vehicle emissions from grading equipment.</p>					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
<p>CON-2 Construction of the project shall include Best Management Practices (BMPs) as stated in the Drainage Area Management Plan (DAMP) by the Orange County Stormwater Management Program. BMPs applicable to the project include the following:</p> <p>❖ Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes, or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator, or battery fluids; fertil-</p>	Project Engineer	Plan Review	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
izers, vehicle/equipment wash water and concrete wash water; concrete, detergent, or floatable wastes; wastes from any engine/ equipment steam cleanings or chemical degreasing; and superchlorinated potable water line flushings.  ❖ During construction, disposal of such materials should occur in a specified and controlled temporary area on-site, physically separated from potential stormwater run-off, with ultimate disposal in accordance with local, state, and federal requirements.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-3 As part of its compliance with the NPDES requirements, the Applicant shall prepare a Notice of Intent (NOI) to be submitted to the Santa Ana Regional Water Quality Control Board providing notification and intent to comply with the State of California general permit. Prior to construction, completion of a Storm Water Pollution Prevention Plan (SWPPP) will be required for construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction site at all times.	Applicant	Prior to Issuance of Grading Permit	City of Huntington Beach Department of Public Works/ SARWQCB	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-4 Prior to any dewatering activities, the Applicant shall obtain and comply with a general dewatering NPDES permit from the Santa Ana Regional Water Quality Control Board.	Applicant	Prior to Dewatering Activities	City of Huntington Beach Department of Public Works/ SARWQCB	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-5 The Applicant shall submit a dewatering plan for review and approval by the City of Huntington Beach Department of Public Works. The Applicant will comply with the approved dewatering plan.	Project Engineer/ Construction Contractor	Plan Review/During Construction	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
<p>CON-6 The Applicant shall inform the Orange County Water District (OCWD) of its plans for on-site dewatering, and, if necessary, will acquire necessary permits and approvals from the OCWD to ensure that no adverse impacts on the groundwater basin or seawater intrusion barrier occur as a result of the proposed project. The Applicant will comply with any approved dewatering permits or plans.</p>	<p>Applicant/ Construction Contractor</p>	<p>Prior to Dewatering Operations/ During Construction</p>	<p>Orange County Water District</p>	<p>City of Huntington Beach Planning Department</p>	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
<p>CON-7 During dewatering operations, a survey program shall be conducted on surrounding properties and structures to ensure that movement or settlement from on-site dewatering operations does not occur. This survey program will be subject to approval by the City Engineer.</p>	<p>Survey Crew</p>	<p>During Dewatering Operations</p>	<p>City of Huntington Beach Department of Public Works</p>	<p>City of Huntington Beach Planning Department</p>	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-8 Should on-site dewatering operations require discharge into the sanitary sewer system, the Applicant shall obtain applicable permits and approvals for the Orange County Sanitation District (OCSD) and City of Huntington Beach Department of Public Works. Should the dewatering discharge be directed to existing AES stormdrain facilities, the Applicant shall ensure that dewatering is addressed in the Applicant's SARWQCB NPDES permit.	Applicant	Prior to Dewatering Operations	City of Huntington Beach Department of Public Works/ OCSD	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
<p>CON-9 Prior to the issuance of grading permits or approval of grading plans, the City shall include a dust control plan as part of the construction contract standard specifications, which shall include measures to meet the requirements of the City and SCAQMD Rules 402 and 403. Such measures may include, but are not limited to, the following:</p> <p>During grading operations, the following shall be complied with:</p> <ul style="list-style-type: none"> <li>❖ Attempt to phase and schedule activities to avoid high-ozone days and first-stage smog alerts;</li> <li>❖ Discontinue operation during second-stage smog alerts;</li> <li>❖ All haul trucks shall be covered prior to leaving the site to prevent dust from impacting the surrounding areas;</li> <li>❖ Comply with AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas;</li> <li>❖ Moisten soil each day prior to commencing grading to depth of soil</li> </ul>	<p>City of Huntington Beach Department of Public Works</p>	<p>Prior to the Issuance of Grading Permit or Approval of Grading Plans</p>	<p>City of Huntington Beach Department of Public Works/ SCAQMD</p>	<p>City of Huntington Beach Planning Department</p>	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
cut;  ❖ Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 mile per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site;  ❖ Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation;  ❖ Wash mud-covered tires and under carriages of trucks leaving construction sites;  ❖ Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites;  ❖ Securely cover all loads of fill coming to the site with a tight fitting tarp;					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
ting tarp; <ul style="list-style-type: none"> <li>❖ Cease grading during periods when winds exceed 25 miles per hour;</li> <li>❖ Maintain construction equipment in peak operating condition so as to reduce operating emissions;</li> <li>❖ Use low-sulfur diesel fuel in all equipment;</li> <li>❖ Use electric equipment whenever practicable; and</li> <li>❖ Shut off engines when not in use.</li> </ul>					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-10 Prior to the issuance of any grading permits, the Applicant shall ensure evidence acceptable to the City of Huntington Beach Departments of Planning and Public Works that: <ul style="list-style-type: none"> <li>❖ All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers;</li> <li>❖ All operations shall comply with the City of Huntington Beach Municipal Code Chapter 8.40 (Noise Control);</li> <li>❖ Stockpiling and/or vehicle staging areas</li> </ul>	Construction Contractor/ Project Engineer	During Construction/ Plan Review	City of Huntington Beach Department of Planning/ Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
shall be located as far as practicable from residential areas; and ❖ Notations in the above format, appropriately numbered and included with other notations on the front sheet of grading plans, will be considered as adequate evidence of compliance with this condition.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-11 Should the project require off-site import/export of fill material during demolition, remediation, and construction, trucks shall utilize a route that is least disruptive to sensitive receptors, preferably Newland Street to Pacific Coast Highway to Beach Boulevard to I-405. Construction trucks shall be prohibited from operating on Saturdays, Sundays and federal holidays.	Construction Contractor	During Construction	City of Huntington Beach Department of Public Works/ Caltrans	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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CON-12 To reduce project-related construction noise impacts generated by the proposed project, the following conditions shall be implemented:	Construction Contractor	During Construction	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
tions shall be implemented: ❖ Construction activities shall be limited to hours specified by the City Noise Ordinance; and ❖ Unnecessary idling of internal combustion engines shall be prohibited.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-13 Unless underground utility locations are well documented, as determined by the City of Huntington Beach Public Works Department, the project engineer shall perform geophysical surveys to identify subsurface utilities and structures, the findings of which shall be incorporated into site design. Pipelines or conduits which may be encountered within the excavation and graded areas shall either be relocated or be cut and plugged according to the applicable code requirements.	Project Engineer	Prior to Issuance of Grading Permit	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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CON-14 During construction, a security fence, the height of which shall be determined by the City of Huntington Beach Department of Building and Safety, shall be installed around the perimeter of the site. The construction site shall be kept clear of all trash, weeds, etc.	Construction Contractor	During Construction	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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CON-15 Construction activities, to the extent feasible, shall be concentrated away from adjacent residential areas. Equipment storage and soil stockpiling shall be at least 100 feet away from adjacent residential property lines.	Construction Contractor	During Construction	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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<p>CON-16 Prior to excavation of the contaminated and other areas for rough grading, the project site shall be cleared of all excess vegetation, surface trash, piping, debris and other deleterious materials. These materials shall be removed and disposed of properly (recycled if possible).</p>	<p>Remediation Contractor</p>	<p>Prior to Grading</p>	<p>City of Huntington Beach Department of Public Works</p>	<p>City of Huntington Beach Planning Department</p>	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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<p>CON-17 Proper excavation procedures shall be followed to comply with OSHA's Safety and Health Standards. If applicable, the South Coast Air Quality Management District (SCAQMD) Rule 1166 permit shall be obtained prior to the commencement of excavation and remedial activities.</p>	<p>Remediation Contractor</p>	<p>During Remediation</p>	<p>City of Huntington Beach Department of Public Works/ Department of Building and Safety/ OSHA/SCAQMD</p>	<p>City of Huntington Beach Planning Department</p>	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-18 The contractor shall follow all recommendations contained within the adopted Remedial Action Plan for the project site.	Remediation Contractor	During Remediation	City of Huntington Beach Department of Public Works/OCHCA	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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CON-19 If asbestos or lead-based paints are identified in any on-site structures, the contractor shall obtain a qualified contractor to survey the project site and assess the potential hazard. The contractor shall contact the SCAQMD and the City of	Remediation Contractor	During Remediation	City of Huntington Beach Department of Public Works/ Planning Department/Department of Building and Safety/SCAQMD	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
<p>SCAQMD and the City of Huntington Beach Departments of Planning and Building and Safety prior to asbestos/lead paint removal.</p>					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
<p>CON-20 If any hazardous materials not previously addressed in the mitigation measures contained herein are identified and/or released to the environment at any point during the site cleanup process, operations in that area shall cease immediately. At the earliest possible time, the contractor shall notify the City of Huntington Beach Fire Department of any such findings. Upon notification of the appropriate agencies, a course of action will be determined subject to the approval of the by the City of Huntington Beach Department of Public Works.</p>	<p>Remediation Contractor</p>	<p>During Remediation</p>	<p>City of Huntington Beach Fire Department</p>	<p>City of Huntington Beach Planning Department</p>	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
<p>CON-21 All structures must be cleaned of hazardous materials prior to off-site transportation, or hauled off-site as a waste in accordance with applicable regulations.</p>	<p>Remediation Contractor</p>	<p>During Remediation</p>	<p>City of Huntington Beach Department of Public Works/ Fire Department</p>	<p>City of Huntington Beach Planning Department</p>	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
remediation, alerting the public to the site cleanup operations in progress. The size, wording and placement of these signs shall be reviewed and approved by the City of Huntington Beach Departments of Planning and Public Works.	Contractor	Remediation	Department/Department of Public Works	Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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CON-24 Any unrecorded or unknown wells uncovered during the excavation or grading process shall be immediately reported to and coordinated with the City of Huntington Beach Fire Department and State Division of Oil, Gas, and Geothermal Resources (DOGGR).	Construction Contractor	During Remediation/Construction	City of Huntington Beach Fire Department/DOGGR	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-25 During remediation, if any soil is found to be hazardous due to contamination other than petroleum hydrocarbons, it will be segregated, stockpiled, and handled separately.	Remediation Contractor	During Remediation	City of Huntington Beach Department of Public Works/ Fire Department	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-26 Dust and volatile organic emissions from excavation activities shall be controlled through water spray or by employing other approved vapor suppressants including hydromulch spray in accordance with Regional Water Quality Control Board (RWQCB) Waste Discharge Requirements and the South Coast Air Quality Management District (SCAQMD) permit conditions.	Construction Contractor	During Construction	City of Huntington Beach Department of Public Works/ RWQCB/ SCAQMD	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-27 Prior to the excavation process for pipeline construction, the contractor shall coordinate with the County of Orange's Integrated Waste Management Department in order to ensure that proposed pipeline construction does not impact drainage of the former Cannery Street Landfill.	Construction Contractor	Prior to Pipeline Construction	County of Orange Integrated Waste Management Department	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-28 Methane migration features will be consistent with the requirements of the City of Huntington Beach Specification Number 429 and other applicable state and federal regulations. The methane migration features shall be submitted for review and approval to the	Project Engineer	Plan Review	City of Huntington Beach Department of Public Works/ Orange County Health Care Agency	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
view and approval to the Orange County Health Care Agency (OCHCA), Environmental Health Division.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-29 Studies to evaluate the potential for landfill gas (LFG) generation and migration will be completed prior to implementation of the proposed water delivery component of the project. Appropriate mitigation measures will be coordinated with the South Coast Air Quality Management District, Solid Waste Local Enforcement Agency, Regional Water Quality Control Board, and the City of Huntington Beach Fire Department. Mitigation measures could entail active or passive extraction of LFG to control surface and off-site migration and passive barriers with vent layers and alarm systems below trenches and within 1,000 feet of the former Cannery Street Landfill boundary. A comprehensive monitoring network will be established along the pipeline alignment adjacent to the landfill. Periodic monitoring of the monitoring network will be performed.	Landfill Gas Consultant	Prior to Pipeline Construction	City of Huntington Beach Department of Public Works/ Fire Department/ SCAQMD/ OCHCA/ RWQCB	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
<p>CON-30 A Traffic Management Plan (TMP) shall be prepared and implemented to the satisfaction of the affected jurisdiction within which the facilities are to be constructed when the facilities are to be located where construction would affect roadways. The TMP shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> <li>❖ Limit construction to one side of the road or out of the roadbed where possible;</li> <li>❖ Provision of continued access to commercial and residential properties adjacent to construction sites;</li> <li>❖ Provide alternate bicycle routes and pedestrian paths where existing paths/ routes are disrupted by construction activities, if any;</li> <li>❖ Submit a truck routing plan, for approval by the City of Huntington Beach, County, and other responsible public agencies in order to minimize impacts from truck traffic during material delivery and disposal;</li> <li>❖ Where construction is proposed for two-lane roadways, confine construction to one-half of</li> </ul>	<p>Applicant/Construction Contractor</p>	<p>Two Weeks Prior to Pipeline Construction/ During Construction</p>	<p>City of Huntington Beach Department of Public Works/ Affected Jurisdiction</p>	<p>City of Huntington Beach Planning Department</p>	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
half of the pavement width. Establish one lane of traffic on the other half of the roadway using appropriate construction signage and flagmen, or submit a detour plan for approval by the City Traffic Engineer;  ❖ The Traffic Management Plan shall be approved by affected agencies at least two weeks prior to construction. Per Caltrans requirements, the applicant shall submit the Traffic Management Plan to Caltrans at the 90-percent design phase;  ❖ Construction activities shall, to the extent feasible, be coordinated with other construction activity taking place in the affected area(s); and  ❖ Provide for temporary parking, where necessary, during installation of pipelines within the AES site.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-31 Prior to initiating the removal of structures and contaminated materials, the contractor must provide evidence that the removal of materials will be subject to a traffic control plan, for review and approval by the by the City of Huntington Beach Department of Public Works. The intent of this measure is to minimize the time period and disruption	Construction Contractor	Prior to Removal of Structures and Materials	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
of heavy duty trucks.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-32 Construction related activities will be subject to, and comply with, standard street use requirements imposed by the City of Huntington Beach, County and other public agencies, including the use of flagmen to assist with haul truck ingress and egress of construction areas and limiting the large size vehicles to off-peak commute traffic periods.	Construction Contractor	During Construction	City of Huntington Beach Department of Public Works/ County of Orange Planning and Development Services Department/ Affected Jurisdiction	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-33 The Contractor shall obtain the necessary right-of-way encroachment permits and satisfy all permit requirements. Also, nighttime construction may be performed	Construction Contractor	Prior to Pipeline Construction	City of Huntington Beach Department of Public Works/ Affected Jurisdiction	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
struction may be performed in congested areas.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-34 During periods of heavy equipment access or truck hauling, the Contractor will provide construction traffic signage and a construction traffic flagman to control construction and general project traffic at points of ingress and egress and along roadways that require a lane closure.	Construction Contractor	During Construction	City of Huntington Beach Department of Public Works/ Affected Jurisdiction	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
CON-35 The developer shall coordinate with the Department of Public Works, Traffic Engineering Division in developing a truck and construction vehicle routing plan. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction related impacts to adjacent residents and the surrounding area. The plan shall take into consideration any street improvement construction occurring in the vicinity. These plans must be submitted for approval to the Department of Public Works.	Applicant	Prior to Issuance of Grading/ Building Permit	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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CON-36 Prior to construction on the proposed booster pump station site, three focused coastal California gnat-catcher surveys shall be performed in accordance with USFWS protocols, preferably during the gnat-catcher breeding season. Should the species be observed on or adjacent to the site, consultation and permitting through the USFWS would be required.	Project Biologist	Prior to Pump Station Construction	County of Orange Planning and Development Services Department/ USFWS	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
<p>CON-37 Prior to construction on the proposed booster pump station site, eight focused least Bell's vireo surveys shall be performed for the off-site underground booster pump station (at least 10 days apart during the vireo nesting season of April and July) in accordance with USFWS protocols. Should the species be observed on or adjacent to the site, consultation and permitting through the USFWS would be required. This measure may not be necessary if construction phasing can avoid the vireo nesting season.</p>	Project Biologist	Prior to Pump Station Construction	County of Orange Planning and Development Services Department/ USFWS	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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<p>CON-38 Prior to construction on the proposed booster pump station site, a qualified biologist shall perform a habitat assessment for the southwestern pond turtle. If habitat for this species is observed, a trapping program will be implemented to determine the presence or absence of these species. If</p>	Project Biologist	Prior to Pump Station Construction	County of Orange Planning and Development Services Department/CDFG	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
sence of these species. If present, pond turtles must be trapped and relocated prior to the start of construction.					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-39 A survey for active raptor nests shall be performed by a qualified biologist 30 days prior to the commencement of construction activities on the proposed booster pump station site. Any occupied nests discovered during survey efforts shall be mapped on construction plans for the site. If recommended by the biologist, restrictions on construction activities may be required in the vicinity of the nest until the nest is no longer active.	Project Biologist	30 Days Prior to Pump Station Construction	County of Orange Planning and Development Services Department/CDFG	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-40 Prior to the commencement of any directional boring for water conveyance pipeline implementation, the applicant shall prepare a Frac-Out Contingency Plan. The	Applicant	Prior to Commencement of Directional Boring	City of Huntington Beach Department of Public Works	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
<p>Out Contingency Plan. The plan shall establish criteria under which a bore would be shut down (e.g., loss of pressure, loss of a certain amount of returns) and the number of times a single bore should be allowed to frac-out before the bore is shut down and reevaluated. It will also clearly state what measures will be taken to seal previous frac-outs that have occurred on a given bore to ensure that it does not become the path of least resistance for subsequent frac-outs. Additionally, the site-specific Frac-Out Contingency Plan will be prepared and reviewed by the City Engineer and appropriate resource agencies prior to each major bore.</p>					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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<p>CON-41 In order to minimize potential construction impacts to nesting savannah sparrows adjacent to the proposed desalination facility, a pre-construction nesting survey will be performed by a qualified biologist in consultation with applicable regulatory agencies. Should nesting savannah sparrows be found, adequate mitigation (such as relocation, construction noise abatement measures, etc.) will be implemented as appropriate based on the findings of the pre-construction survey.</p>	<p>Project Biologist</p>	<p>Prior to Desalination Facility Construction</p>	<p>City of Huntington Beach Planning Department/CDFG</p>	<p>City of Huntington Beach Planning Department</p>	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
CON-42 All focused surveys for sensitive biological resources performed prior to proposed project implementation shall include a review of data within the California Natural Diversity Data Base (CNDDDB) to obtain current information on any previously reported sensitive species/habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.	Project Biologist	Prior to Pump Station/ Desalination Facility Construction	County of Orange Planning and Development Services Department/CDFG	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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CON-43 Prior to implementation of the proposed off-site booster pump station adjacent to the NCCP/HCP boundary, a jurisdictional delineation of the proposed pump station site shall be performed to determine the extent of jurisdictional area, if any, as part of the regulatory permitting process.	Regulatory Specialist	Prior to Pump Station Construction	County of Orange Planning and Development Services Department/ CDFG/USACOE	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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CON-44 Should buried historical/archaeological resources be discovered during excavation on the proposed booster pump station site, all construction work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.	Project Archaeologist	During Excavation for Pump Station	County of Orange Planning and Development Services Department	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
<p>CON-45 During excavation of five feet below ground surface or lower on the proposed booster pump station site, a paleontological resource recovery program for Miocene invertebrate fossils shall be implemented. This program shall include, but will not be limited to, the following:</p> <ul style="list-style-type: none"> <li>❖ Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor. The monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially fossiliferous units described herein are not encountered, or upon exposure are determined following examination by qualified paleontologic personnel to have low potential to contain fossil resources;</li> <li>❖ Preparation of recovered specimens to a point of identification</li> </ul>	Project Paleontologist	During Excavation for Pump Station (Five Feet Below Ground Surface or Lower)	City of Huntington Beach Planning Department	City of Huntington Beach Planning Department	(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
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MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	ENFORCEMENT AGENCY	MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
<p>point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates;</p> <ul style="list-style-type: none"> <li>❖ Identification and curation of specimens into a museum repository with permanent retrievable storage. The paleontologist should have a written repository agreement in hand prior to the initiation of mitigation activities; and</li> <li>❖ Preparation of a report of findings with appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency, would signify completion of the program to mitigate impacts to paleontologic resources.</li> </ul>					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)
					(Title of Monitoring Report)	(Signature/Date of Monitoring Agency)