

September 2021 | Mitigation Monitoring Program

HUB FULLERTON PROJECT

for City of Fullerton

Prepared for:

City of Fullerton

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program (MMP) has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Mitigated Negative Declaration/Initial Study (MND/IS). The MMP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Fullerton policy. Section 21081.6 states:

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

1.2 PROJECT LOCATION

The 3.55-acre project site is at 2601, 2701, and 2751 E Chapman Avenue in the City of Fullerton, Orange County, California (APNs 338-091-07, 338-091-05, 338-091-06). The City of Fullerton is surrounded by the cities of Brea, La Habra, La Mirada, Buena Park, Anaheim, and Placentia. Regional access to the project site is provided by State Route (SR) 57 adjacent to the project site and SR-91 approximately 1.4 miles to the south. The project site is at the northeast corner of the E. Chapman Avenue and N. Commonwealth Avenue intersection near the city's eastern boundary. Placentia is on the east side of N. Placentia Avenue, approximately 0.14 mile to the east. The project site is bounded by E. Chapman Avenue to the south, multi-family residential uses to the north, N. Commonwealth Avenue to the west, and SR-57 southbound off-ramp right-of-way to the east. The project site is accessed via two driveways on E. Chapman Avenue and one driveway on N. Commonwealth Avenue.

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1.3 PROJECT DESCRIPTION

Requested Discretionary Approvals

The City of Fullerton is the lead agency under CEQA and has the principal approval authority over the proposed project. In order to implement the proposed project, the City requires the following discretionary approvals:

- **General Plan** Revision to change the site's existing Office land use designation to High Density Residential.
- **Zoning Amendment** to change the existing O-P (Office Professional) zoning classification to SPD (Specific Plan District).
- **Specific Plan** to establish the development standards and land use regulatory framework applicable to the project site.
- **Major Site Plan** for review of development concept, including site layout, architectural design, landscape design, and associated physical design features.
- **Tentative Parcel Map** to create one parcel under common ownership.

Proposed Land Use

The project applicant proposes to develop a six-story, 420-unit (1,251-bed) student-oriented housing project with 12,438 square feet of neighborhood-supporting commercial space on the ground floor on a 3.55-acre site. The six-story building includes a mezzanine. Table 1, *Project Statistical Summary*, provides the statistical summary of the proposed land uses. The proposed project would be processed through a Specific Plan.

Table 1 Project Statistical Summary		
Use	Building Floor Area (sq. ft.)	Population
Residential	413,831 (420 units)	1,251 beds or 1,251 residents ¹
Retail	12,438	31 employees ²
Amenity/Lobby	9,653	n/a
Common (Back of House/Corridor)	48,035	n/a
Interior Subtotal	483,957	
Exterior Amenity	10,758	n/a
Garage	145,952	n/a
Garage and Exterior Subtotal	156,710	
Grand Total	640,667	1,282

¹ The estimated population is calculated based on the total number of beds (1,251), assuming one person per bed.

² The estimated employees are based on 400 square feet per employee for commercial uses (Fullerton 2012).

The new building would total 640,667 square feet of floor area and include 413,831 square feet of fully furnished residential units with 1,251 beds and 12,438 square feet ground floor retail spaces as well as common areas, lobby, and garage spaces. The Specific Plan would require a minimum of 20 percent of the lot to be

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allocated to common and private open spaces, that is, 30,928 square feet of open space.¹ The proposed project would provide a combined total of 72,026 square feet of open space consisting of 39,228 square feet of on-site open spaces such as paseo, patios, and outdoor dining plazas; a roof deck with barbeque grills and fire pits totaling 10,765 square feet; and 13,150 square feet of private open space, including balconies and ground level patios. The ground level patios would include hot tubs. Common amenities would include the leasing center, yoga area, spa, fitness, lobby, trophy room, roof pool deck, pool, paseo, and bike storage room, totaling 8,883 square feet. The paseo is designed as a semi-public open space area on the ground floor adjacent to retail uses that includes seating, landscape, and public art.

Demolition and Site Preparation

The proposed project would require demolition of the existing four office buildings (totaling 55,332 square feet) and all associated improvements, including but not limited to the landscaping (trees, plants, and grass areas), driveways, parking lot, and utilities. The existing wall along the northern property line would remain in place. After the demolition, rough and fine grading would prepare the site for the Geopier's or equivalent gravel piers impact foundation system. Instead of over-excavating the site for the building foundation, Geopier's or equivalent gravel piers impact foundation system would be used to provide support for the building. Approximately 1,000 holes would be advanced down to the design depth by specially designed mandrel and tamper foot. Each Geopier would be approximately 24-inch in diameter and installed approximately 8 feet deep into the soil. The unique design of the Geopier impact system eliminates soil spoils and displaces soils laterally, densifying and reinforcing soils. After the mandrel has been driven to about 8 feet, the hollow mandrel would serve as a conduit for aggregate placement. The process densifies aggregate vertically and the patented beveled tamper foot forces aggregate laterally into cavity sidewalls. The proposed building slabs would be supported on a grid of Geopier's or equivalent gravel piers in such way that the slab does not receive support for the underlying soil.

Access and Parking

The proposed project would be accessed via a driveway on E. Chapman Avenue near the center of the project site that leads to six levels of parking garage in the northeastern part of the project site. The E. Chapman driveway would provide access to the parking garage by turning right-in from westbound E. Chapman Avenue, left-turn in from the left-turn pocket on eastbound E. Chapman Avenue, and right-turn out onto westbound E. Chapman Avenue. No U-turn is allowed at the E. Chapman Avenue and N. Commonwealth Avenue intersection. The driveway on N. Commonwealth Avenue would allow one right-in and right-out for commercial deliveries, waste pick-up, and emergency vehicles. The Specific Plan includes parking standards of 3 spaces/1,000 square feet for commercial uses, 0.64 space per unit for residential uses, and 0.13 space per unit for residential guest spaces, requiring a total of 362 spaces. The proposed project would provide 38 retail spaces, 282 residential spaces, and 56 residential guest spaces for a total of 376 parking spaces, exceeding the Specific Plan's parking standards. The entire level 1 parking area would accommodate 32 retail parking spaces, and the additional 6 retail parking spaces would be provided up the ramp in the mezzanine-level parking. The parking garage would also provide capacity for parking 197 bicycles. The bicycle parking room would be equipped with bike racks, and bike owners would need to provide their own locks to secure the bikes. The bicycle parking

¹ 3.55 acres = 154,638 square feet; 154,638 SF x 20% = 30,927.6 square feet

1. Introduction

room access would be controlled by a fob-based entry system. Residential spaces would be physically separated from the retail spaces on different levels through a gate or similar mechanism controlled by a fob-based entry system. Fire access would be provided along the northern boundary from N. Commonwealth Avenue.

Utility Improvements

Water: The proposed project would connect to the City's existing infrastructure and would be served by the City's water service division. There are existing 8-inch and 10-inch water lines along E. Chapman Avenue and N. Commonwealth Avenue, respectively. The proposed project would connect to the existing water line on E. Chapman Avenue.

Wastewater. The City provides wastewater service to the project site and there are existing 8-inch sewer lines along E. Chapman Avenue and N. Commonwealth Avenue. The proposed project would remove the existing 8-inch public sewer line that runs north-south through the site and construct a new 8-inch public sewer line, running west, along the project site's northern boundary within the proposed 20-foot sanitary sewer easement, which would connect to the existing 8-inch sewer on N. Commonwealth Avenue. The proposed project would connect to this new sewer line.

Storm Drain. The proposed project would construct on-site storm drains, which would connect into an existing curb inlet near the intersection of E. Chapman Avenue and N. Commonwealth Avenue. The inlet discharges via an existing 18-inch storm drain lateral that connects to an existing 42-inch storm drain main that flows west under E. Chapman Avenue.

Other: The proposed project includes abandoning an existing 6-foot public electric easement that runs east-west across the project site.

1.4 ENVIRONMENTAL IMPACTS

1.4.1 Environmental Categories Determined to Have No Impact or Less Than Significant Impact Without Mitigation or Conditions of Approval

The MND/IS identified various thresholds from the CEQA Guidelines among a number of environmental categories that would not be significantly impacts by the proposed project in Chapter 3, *Environmental Analysis*. These categories did not require mitigation or conditions of approval. Impacts to the following environmental resources were found to be less than significant or no impact:

- Agriculture and Forestry Resources
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Recreation
- Transportation
- Wildfire

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1.4.2 Environmental Categories Determined to Have Less Than Significant Impact With Mitigation Incorporated

The MND/IS concluded that the proposed project could result in one or more potentially significant impacts in the following topic areas:

- Air Quality
- Geology and Soils

However, the MND/IS also found that these impacts would be reduced, avoided, or substantially lessened through the implementation of mitigation measures, which are listed in Table 2, *Mitigation Monitoring Requirements – Mitigation Measures*.

1.4.3 Environmental Categories Determined to Have Less Than Significant Impact But Conditions of Approval Were Incorporated

The MND/IS did not identify potentially significant impacts pertaining to below environmental categories, therefore, no mitigation measures have been incorporated. However, conditions of approval (COA) have been incorporated as required by The Fullerton Plan and other regional and state regulatory requirements, and are included in Table 3, *Mitigation Monitoring Requirements – Conditions of Approval*, of this MMP.

- | | |
|-----------------------------------|---------------------------------|
| ■ Aesthetics | ■ Noise |
| ■ Biological Resources | ■ Public Services |
| ■ Cultural Resources | ■ Tribal Cultural Resources |
| ■ Hazards and Hazardous Materials | ■ Utilities and Service Systems |
| ■ Hydrology and Water Quality | |

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2. Mitigation Monitoring Requirements

2.1 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures (MM) have been categorized in matrix format, as shown in Table 2. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The MM matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

2. Mitigation Monitoring Requirements

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2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements – Mitigation Measures

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AIR QUALITY					
AQ-1	<i>Construction</i> The construction contractor(s) shall only use paints with a VOC (volatile organic compound) content of 50 grams or less per liter (g/L) to reduce VOC emissions. All building and site plans shall note use of paints with a VOC content of 50 g/L or less. Prior to construction, the construction contractor(s) shall ensure that all construction plans submitted to the City's Building and Safety Department clearly show the requirement for use of paint with a VOC content of 50 g/L or less for the specified buildings.	Project Applicant	Prior to issuance of building permits and during construction	City of Fullerton Building and Safety Division	
AQ-2	<i>Construction Health Risk</i> During construction, the construction contractors shall use equipment that meets the United States Environmental Protection Agency (EPA) Tier 4 interim emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated that such equipment is not available. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Tier 4 interim emissions standard for a similarly sized engine, as defined by the California Air Resources Board's regulations. The requirement to use Tier 4 interim equipment for engines over 50 horsepower shall be identified in construction bids. - Off-road equipment shall meet or exceed either EPA or California Air Resources Board Tier 4 Interim emission standards. All applicable construction plans shall clearly show the selected emission reduction strategy for construction equipment over 50 horsepower. - Maintain a list of all operating equipment in use on the project site for verification by the City of Fullerton Building and Safety Division. The construction equipment list shall state the makes, models, horsepower, US EPA tier rating, and number of construction equipment on-site. If an emissions control device is used in lieu of Tier 4 interim equipment, the construction equipment list shall also document the emissions control device used and control efficiency.	Project Applicant	Prior to issuance of building permits and during construction	City of Fullerton Building and Safety Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements – Mitigation Measures

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Ensure that all equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. The project applicant shall communicate with all subcontractors in contracts and construction documents that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with California Air Resources Board Rule 2449. The project applicant is responsible for ensuring that this requirement is met.				
GEOLOGY AND SOILS					
GEO-1	Prior to issuance of grading and building permits, the project applicant shall demonstrate on plans submitted to the Public Works Department, to the satisfaction of the City Engineer, that during site preparation, grading, and construction of the proposed project that all or equivalent recommendations from the site-specific geotechnical investigation, or any updates to the report have been incorporated. Compliance with the approved geotechnical investigation shall be verified and recorded in the field by the City.	Project Applicant	Prior to issuance of grading and building permits	City of Fullerton Building and Safety Division	

2. Mitigation Monitoring Requirements

2.2 CATEGORIZED CONDITIONS OF APPROVAL/MATRIX

Project-specific conditions of approval (COAs) have been categorized in matrix format, as shown in Table 3. The responsibility and timing information on implementation of COAs will be provided as part of a list of standard conditions in the resolution for the project.

2. Mitigation Monitoring Requirements

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2. Mitigation Monitoring Requirements

Table 3 Mitigation Monitoring Requirements – Conditions of Approval

Conditions of Approval	
AESTHETICS	
COA AES-1	For future development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site, as distant from the residential use, as reasonably possible. Staging areas shall be screened from view from residential properties.
COA AES-2	Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.
COA AES-3	Construction worker parking may be located off-site with prior approval by the City. On-street parking of construction worker vehicles on residential streets shall be prohibited.
BIOLOGICAL RESOURCES	
COA BIO-1	In compliance with California Fish and Game Code Sections 3503, 3503.5, 3513, and 3800, the project applicant shall avoid the incidental loss of fertile eggs or nestlings or other activities otherwise lead to nest abandonment by conducting pre-construction survey prior to removal of nesting habitat if construction-related vegetation removal occurs during nesting season (typically between February 1 and September 1).
CULTURAL RESOURCES	
COA CUL-3	In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Fullerton, to evaluate the significance of the finding and appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.
COA CUL-4	In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American.
GEOLOGY AND SOILS	
COA CR-3	In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Fullerton, to evaluate the significance of the finding and appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.
COA GEO-1	The project applicant shall adhere to the 2019 California Building Code (California Code of Regulations, Title 24, Part 2), including but not limited to structural design requirements that provide minimum standards for mitigating the effects of seismic shaking and adverse soil conditions.
HAZARDS AND HAZARDOUS MATERIALS	
COA HAZ-2	Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above

2. Mitigation Monitoring Requirements

Table 3 Mitigation Monitoring Requirements – Conditions of Approval

Conditions of Approval	
	regulatory cleanup levels during demolition or construction activities, the project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements: • Excavation and disposal at a permitted, off-site facility; • On-site remediation, if necessary; or • Other measures as deemed appropriate by the City of Fullerton Fire Department
COA HAZ-3	Prior to structural demolition activities, a Certified Environmental Professional shall confirm the presence or absence of asbestos-containing materials (ACMs) and lead based paints (LBPs). Should ACMs or LBPs be present, an Operations and Maintenance (O & M) Program shall be implemented, and demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriate permitted facility.
COA HAZ-5	Prior to construction, the project applicant shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan shall include provisions pertaining to lane and/or roadway closures and provide measures to minimize traffic disturbances. Some of the examples are: • At least one unobstructed lane shall be maintained in both directions on surrounding roadways. • At any time only a single lane is available, the project applicant/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 project applicant/developer shall provide appropriate signage indicating detours/alternative routes.
COA HAZ-6	The City Community Development Department shall consult with the Fullerton Police Department to disclose temporary closures and alternative travel routes, in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary lane or roadway closures.
HYDROLOGY AND WATER QUALITY	
COA HYD-1	Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the Santa Ana RWQCB providing notification and intent to comply with the State of California General Construction Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Engineering for water quality construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential stormwater runoff impacts.
COA HYD-2	Prior to issuance of any Grading Permit, future development projects shall prepare, to the satisfaction of the Director of Engineering, a Water Quality Management Plan or Stormwater Mitigation Plan, which includes Best Management Practices (BMPs), in accordance with the Orange County DAMP. All recommendations in the Plan shall be implemented during post construction/operation phase. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential water quality impacts.
COA HYD-3	Prior to site plan approval, the project owner/developer(s) shall be required to coordinate with the City of Fullerton Engineering Department to determine requirements necessary to mitigate impacts to drainage improvements in order to accommodate storage volumes and flood protection for existing and future runoff. Proposed projects shall implement mitigation measures, if required, to the satisfaction of the City of Fullerton Public Works Director. For any new storm drainage projects/studies that have the potential to impact adjacent jurisdictions' storm drainage systems, the developer shall submit said studies to the applicable jurisdiction for review and approval.

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Table 3 Mitigation Monitoring Requirements – Conditions of Approval

Conditions of Approval	
NOISE	
COA N-1	Project applicants shall ensure through contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels: • Ensure that construction equipment is properly muffled according to industry standards and be in good working condition. • Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. • Schedule high noise-producing activities between the hours of 7:00 AM and 8:00 PM on any day except Sunday or a City-recognized holiday to minimize disruption on sensitive uses. • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • 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. • 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. • Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading or building permit (whichever is issued first).
COA N-2	Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets to the extent feasible. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading permit.
COA N-3	Project applicants shall ensure by contract specifications that construction staging areas along with the operation of earthmoving equipment within the city would be located as far away from vibration and noise sensitive sites as possible. Should construction activities take place within 25 feet of an occupied structure, a project specific vibration impact analysis shall be conducted. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading permit.
COA N-6	The City shall require mechanical equipment from future development to be placed as far practicable from sensitive receptors. Additionally, the following shall be considered prior to HVAC installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design.
COA N-7	Prior to approval of building plans, project applicant shall comply with the California Code of Regulations, Title 24, Chapter 12, and submit an acoustical study for review and approval by the City's Community and Economic Development Department demonstrating that the structure design limits interior noise in habitable rooms to 45 dBA CNEL/L _{dn} .
PUBLIC SERVICES	
COA SCH-1	Prior to the issuance of building permits, individual project applicants shall submit evidence to the City of Fullerton that legally required school impact mitigation fees have been paid per the mitigation established by the applicable school district.
TRIBAL CULTURAL RESOURCES	
COA CR-3	In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor from (or approved by) the Gabrieleno Band of Mission Indians – Kizh Nation), subject to approval by the City

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Table 3 Mitigation Monitoring Requirements – Conditions of Approval

Conditions of Approval	
	of Fullerton, to evaluate the significance of the finding and appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.
COA CR-4	In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American.
UTILITIES AND SERVICE SYSTEMS	
COA WW-1	Prior to issuance of a building permit for any future development project, the project applicant shall prepare an engineering study to support the adequacy of the sewer systems and submit the engineering study to the City of Fullerton for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project. For any sewer projects/studies that have the potential to impact adjacent jurisdictions' sewer systems, the developer shall submit said studies to the applicable jurisdiction for review and approval.
COA WW-2	Prior to issuance of a building permit for any future development project, the project applicant shall provide evidence that the OCSD has sufficient transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.

3. Report Preparation

3.1 LIST OF PREPARERS

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3. Report Preparation

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