



**City of Seal Beach Housing Element and
Zoning Code Updates Project**

Mitigation Monitoring and Reporting Program

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Prepared for:
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CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

ACRONYMS AND ABBREVIATIONS

CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Seal Beach
EIR	Environmental Impact Report
GHG	greenhouse gas
Hp	horsepower
HRER	Historical Resource Evaluation Report
MMRP	Mitigation Monitoring and Reporting Program
PRC	Public Resources Code
Project	City of Seal Beach Housing Element and Zoning Code Updates Project
SCAQMD	South Coast Air Quality Management District
USFWS	U.S. Fish and Wildlife Service
VOC	volatile organic compound
VMT	vehicle miles traveled



1.0 MITIGATION MONITORING AND REPORTING PROGRAM

The purpose of the Mitigation Monitoring and Reporting Program (MMRP) is to provide the City of Seal Beach (City) with a comprehensive list of the mitigation measures identified in the Draft Environmental Impact Report (EIR) for City of Seal Beach's proposed Housing Element and Zoning Code Updates Project (Project).

1.1 INTRODUCTION

The City is acting as the Lead Agency, as defined by the California Environmental Quality Act (CEQA). In accordance with Public Resources Code (PRC) section 21081.6, a Lead Agency that approves or carries out a project with potentially significant environmental effects shall adopt a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment."

The CEQA Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines section 15097(d), "each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise." This discretion will be exercised by implementing agencies at the time they consider any of the activities identified in the environmental document.

This MMRP is a working guide to facilitate both the implementation of the mitigation measures and the monitoring, compliance, and reporting activities by the City and any monitors it may designate. If the City adopts the EIR for the proposed project, it will adopt the MMRP.

1.2 OVERVIEW OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is presented in the following table and includes the following components:

- The list of mitigation measures contained in the and EIR, as adopted by the City;
- The party responsible for implementing the mitigation measure;
- The timing for implementation of the mitigation measure;
- The agency responsible for monitoring implementation of the mitigation measure; and
- The monitoring action and frequency.

The City and its individual project applicants will be required to comply with this MMRP in all respects. In any instance where non-compliance occurs, the City-designated environmental monitors (the "monitoring party" listed in the MMRP) will issue a warning to the construction supervisor and notify the City's Director of Community Development. Any decisions to halt work due to non-compliance will be made by the City. The City's designated environmental monitors will keep records of any incidents of non-compliance with mitigation measures. The MMRP will be maintained in the City's files for use in construction and operation of the Project.



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
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Draft EIR Section 3.2 – Air Quality						
<p>MM AQ-1: Quantify Construction Criteria Pollutant Emissions. Prior to discretionary approval by the City for development projects subject to CEQA review, project applicants shall prepare and submit a technical air quality assessment estimating project construction-related criteria pollutant emissions to the City for review and approval. The evaluation shall be prepared in accordance with South Coast Air Quality Management District (SCAQMD) guidance. If construction-related criteria pollutant emissions are determined to have the potential to exceed the SCAQMD regional and localized thresholds of significance, emission reduction measures shall be incorporated into the project to the maximum extent feasible, subject to the discretion of the City. Acceptable options for reducing emissions may include:</p> <ul style="list-style-type: none">• Using construction equipment rated by the United States Environmental Protection Agency as having Tier 4 emission limits for engines above 50 horsepower.• Require all paints and architectural coatings to be super-compliant volatile organic compounds (VOC) content (0 grams/Liter [g/L] to 10 g/L). If VOC emissions still exceed thresholds, then the applicant may elect to prohibit architectural coating activities during summer months (June, July, and August) when ozone formation peaks. <p>Regardless of the results of the emissions modeling, the following best practices shall be implemented throughout the duration of all construction activity:</p> <ul style="list-style-type: none">• All off-road equipment operating at the construction site must be maintained in proper working condition according to manufacturers’ specifications.• Idling shall be limited to 5 minutes or less in accordance with the Off-Road Diesel Fueled Fleet Regulation as required by California Air Resources Board (CARB).• Clear Signage regarding idling restrictions shall be placed at the entrances to the construction site.• Portable equipment over 50 horsepower must have either a valid SCAQMD Permit to Operate or a valid statewide Portable Equipment Registration Program placard and sticker issued by CARB.• Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site.• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).	<ul style="list-style-type: none">• Individual project applicant• Qualified air quality specialist	Prior to discretionary approval by the City for each individual development proposed	<p>Monitoring Party:</p> <ul style="list-style-type: none">• City of Seal Beach Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none">• Confirm individual project applicant has retained a qualified air quality specialist• Review and confirm assessment and recommendations	Prior to discretionary approval by the City for each individual development proposed		



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

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<ul style="list-style-type: none">Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.						
<p>MM AQ-2: Quantify Operational Criteria Pollutant Emissions. Prior to discretionary approval by the City for development projects subject to CEQA review, project applicants shall prepare and submit a technical air quality assessment estimating project operational-related criteria pollutant emissions to the City for review and approval. The evaluation shall be prepared in accordance with SCAQMD guidance. If operational-related criteria pollutant emissions are determined to have the potential to exceed the SCAQMD thresholds of significance, emission reduction measures shall be incorporated into the project to the maximum extent feasible, subject to the discretion of the City. Acceptable options for reducing operational emissions may include, but are not limited to, the following:</p> <ul style="list-style-type: none">Prohibition of natural gas hearths.Installation of solar water heaters or tankless water heaters.Exceeding Title 24 energy standards.Constructing Level 2 electric vehicle charging stations for multi-family developments and pre-wiring to allow for Level 2 EV charging stations in single-family residential garages.Require all paints and architectural coatings to be super-compliant VOC content (0 to 10 g/L).	<ul style="list-style-type: none">Individual project applicantQualified air quality specialist	Prior to discretionary approval by the City for each individual development proposed	<p>Monitoring Party:</p> <ul style="list-style-type: none">City of Seal Beach Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none">Confirm individual project applicant has retained a qualified air quality specialistReview and confirm assessment and recommendations	Prior to discretionary approval by the City for each individual development proposed		
<p>MM AQ-3: Construction Health Risk Assessment. Prior to future discretionary project approval for any future development project that would involve construction lasting more than two months and within 1,000 feet of sensitive receptors, the project applicant shall submit a construction health risk assessment (HRA) to the City for review and approval. The level of detail required for the HRA is described below:</p> <p>A quantitative health risk assessment shall be prepared in accordance with SCAQMD and Office of Environmental Health Hazard Assessment guidance to identify the potential for increased cancer and non-cancer health risks. If the health risks do not exceed the applicable thresholds, further mitigation is not necessary. If the resultant health risks are determined to exceed SCAQMD thresholds of significance, the applicant shall implement measures to reduce diesel particulate matter exhaust emissions and associated risks to below the applicable thresholds. Methods may include requiring the use of off-road equipment engines that meet or exceed California Air Resources Board's Tier 4 Final engine</p>	<ul style="list-style-type: none">Individual project applicantQualified air quality specialist	Prior to discretionary approval by the City and prior to issuance of any construction permits for each individual development proposed	<p>Monitoring Party:</p> <ul style="list-style-type: none">City of Seal Beach Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none">Confirm individual project applicant has retained a qualified air quality specialistReview and confirm assessment and recommendationsConfirm construction plans incorporate all applicable mitigation measures identified in the HRA	Prior to discretionary approval by the City and issuance of any construction permits for each individual development proposed		



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
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emissions standards for off-road equipment exceeding 50 horsepower (hp). Any emissions reduction measures identified in the HRA shall be incorporated into the site development plan as a component of the project. Prior to issuance of any construction permit, the construction contractor shall ensure that all construction plans submitted to the Community Development Department clearly show incorporation of all applicable mitigation measures.						
Draft EIR Section 3.3 – Biological Resources						
MM BIO-1: Documentation of Plant and Wildlife Species. Prior to the issuance of a building permit, all projects must provide documentation that the site does not include special-status or protected plant and wildlife species. If the species are found on the site, focused surveys shall be conducted prior to any ground disturbance activities. The documentation shall ensure that botanical surveys are conducted during the appropriate blooming period and any nesting bird surveys are conducted during the appropriate avian nesting season. If no special-status species are found on the project site, no additional action is necessary and the project can continue. If special-status species are found, no ground disturbance can occur and the project must either avoid the special-status species, or develop a mitigation plan approved by the City in consultation with the California Department of Fish and Wildlife (CDFW). If offsite replacement is the only mitigation option available, the performance criteria shall be at a ratio specified by the resource agency such as the Army Corps of Engineers or the CDFW.	<ul style="list-style-type: none">Individual project applicantQualified biological resources specialist	Prior to the issuance of a building permit for each individual development proposed	Monitoring Party: <ul style="list-style-type: none">City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">Confirm individual project applicant has retained a qualified biological resources specialistReview and confirm documentation	Prior to the issuance of a building permit for each individual development proposed		
MM BIO-2: Mitigation Plan. Prior to the issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit), a detailed mitigation plan shall be prepared by a qualified biologist for approval by the City, the U.S. Fish and Wildlife Service (USFWS), and CDFW which shall include: (1) the responsibilities and qualifications of personnel to implement and supervise the plan; (2) site selection; (3) site preparation and planting implementation; (4) a schedule; (5) maintenance plan/guidelines; (6) a monitoring plan; and (7) long-term preservation requirements.	<ul style="list-style-type: none">Individual project applicantQualified biological resources specialistUSFWSCDFW	Prior to the issuance of grading permit and start of any ground disturbing activity for each individual development proposed	Monitoring Party: <ul style="list-style-type: none">City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">Confirm individual project applicant has retained a qualified biological resources specialistReview and confirm the mitigation plan	Prior to the issuance of grading permit and during construction as needed for each individual development proposed		
MM BIO-3: Preconstruction Surveys. Prior to the issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit) for future development projects facilitated by the Project, project applicants shall complete a preconstruction survey (or possibly multiple surveys) by a qualified biologist prior to construction activities to identify any active nesting locations within the project site. If the biologist does not find any active nests within the project site, the construction work shall be allowed to proceed. If the	<ul style="list-style-type: none">Individual project applicantQualified biological resources specialist	Prior to the issuance of grading permit and start of any ground disturbing activity for each individual development proposed	Monitoring Party: <ul style="list-style-type: none">City of Seal Beach Community Development DepartmentCDFW Monitoring Action: <ul style="list-style-type: none">Review and confirm preconstruction surveys and any subsequent monitoring	Prior to the issuance of grading permit and during construction as needed for each individual development proposed		



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
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biologist finds an active nest within the project site and determines that the nest may be impacted, the biologist shall delineate an appropriate buffer zone around the nest, and the size of the buffer zone shall depend on the affected species and the type of construction activity. Any active nests observed during the survey shall be mapped on an aerial photograph. Only construction activities (if any) that have been approved by a biological monitor shall take place within the buffer zone until the nest is vacated. The biologist shall serve as a construction monitor when construction activities take place near active areas to ensure no inadvertent impacts on these nests occur. Results of the preconstruction survey and any subsequent monitoring shall be provided to CDFW and the City.						
Draft EIR Section 3.4 – Cultural Resources						
MM CUL-1: Development Review Process for Historical Resources. Prior to approval of discretionary projects at any of the eight Housing Opportunity Sites or within the Main Street Program area, City staff shall determine whether the project applicant should conduct further study to assess the project's potential impacts on historical resources. Further study is required if the project is located on the same parcel or within 100 feet of a known historical resource. Further study is also required if the project is located on the same parcel as a building, structure, or object 45 years old or older from the date the discretionary permit application was filed. If further study is necessary, the City shall require the project applicant to retain a qualified architectural historian who meets the Secretary of the Interior's Professional Qualification Standards in architectural history. The qualified consultant shall prepare a Historical Resource Evaluation Report (HRER). The HRER should involve a California Historic Resources Information System and California Built Environment Resource Directory records search and preparation of a historic context. If a building, structure, or object on the parcel is 45 years old or older and has not been previously identified as a historical resource, the consultant should prepare an evaluation for the National Register of Historic Places, California Register of Historical Resources, and local landmark eligibility per the National Park Service, California Office of Historic Preservation, and City guidelines. All evaluated resources should be documented on Department of Parks and Recreation Series 523 Forms. The qualified consultant should analyze potential project impacts and provide recommendations for avoiding or otherwise mitigating potentially significant impacts to historical resources, which shall be enforced as conditions of approval for the project.	<ul style="list-style-type: none">• City• Individual project applicant• Qualified architectural historian	Prior to discretionary approval by the City for each individual development proposed	Monitoring Party: <ul style="list-style-type: none">• City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">• Confirm individual project applicant has retained a qualified architectural historian• Review and confirm HRER• Confirm recommendations have been incorporated into the project plans	Prior to discretionary approval by the City and throughout the construction phase as needed for each individual development proposed		



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

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MM CUL-2: Development Review Process for Archaeological Resources. Prior to approval of discretionary projects that include ground-disturbing activities, City staff shall conduct a records search at the South Central Coastal Information Center to review the current data on file for the project location. If it is determined that known archaeological cultural resources are within a 0.25-mile of the project site, the City shall require the project applicant to retain a qualified archaeologist who meets the Secretary of Interior's Professional Qualification Standards in archaeology to assess the project's potential impacts to archaeological cultural resources. Further study may include a survey of the project location; controlled excavation to determine the presence of subsurface archaeological deposits; a review of relevant literature, including historical maps and published archaeological and ethnographic sources; and consultation with local Native American tribes. The qualified archaeologist shall provide recommendations for avoiding or otherwise mitigating potentially significant impacts to archaeological cultural resources and human remains, which shall be enforced as conditions of approval for the project.	<ul style="list-style-type: none">• City• Individual project applicant• Qualified archaeologist	Prior to discretionary approval by the City for each individual development proposed	Monitoring Party: <ul style="list-style-type: none">• City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">• Confirm and conduct a records search at the South Central Coastal Information Center• Confirm individual project applicant has retained a qualified archaeologist and has prepared further study• Confirm recommendations have been incorporated into the project plans	Prior to discretionary approval by the City and throughout the construction phase as needed for each individual development proposed		
MM CUL-3: Human Remains. The City shall use the development review process to identify human remains, including those interred outside of formal cemeteries, and follow the appropriate procedures outlined under Health and Safety Code Section 7050.5 and PRC Section 5097.98. Should human remains be found on a project site, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall be disturbed until the Orange County Coroner is contacted and determines that no investigation of the cause of death is required. If an investigation is required, and the coroner determines the remains to be Native American then: (1) the coroner would contact the Native American Heritage Commission within 24 hours; (2) the Native American Heritage Commission would identify the person or persons it believes to be the most likely descended from the deceased native American; (3) the most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.	<ul style="list-style-type: none">• City• Construction contractor• County Coroner	During the development review process and during construction for each individual development proposed	Monitoring Party: <ul style="list-style-type: none">• City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">• Confirm any known human remains are identified prior to construction• Confirm procedures outlined under the Health and Safety Code of the PRC are followed if remains are found during construction	Prior to discretionary approval by the City and throughout the construction phase as needed for each individual development proposed		
Draft EIR Section 3.6 – Geology and Soils						
MM GEO-1: Paleontological Monitoring Program. Prior to the issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit), a paleontologist meeting professional standards as defined by Murphey et al. (2019) as a Principal Investigator shall be retained as the designated Project Paleontologist for each development, to review project-specific construction plans and	<ul style="list-style-type: none">• Individual project applicant• Qualified paleontologist	Prior to issuance of grading permit and during construction for each individual development proposed	Monitoring Party: <ul style="list-style-type: none">• City of Seal Beach Community Development Department Monitoring Action:	Prior to issuance of grading permit and throughout the construction phase as needed for each individual development proposed		



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

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<p>develop a project-specific paleontological mitigation program. The mitigation program should be outlined in a Paleontological Monitoring and Mitigation Plan tailored to specific construction plans and geotechnical studies, should these be available, that identifies when or under what conditions paleontological monitoring should be implemented. The plan should include:</p> <ul style="list-style-type: none">• A Worker’s Environmental Awareness Program training developed by the Project Paleontologist that communicates requirements and procedures for the inadvertent discovery of paleontological resources during construction to be delivered by the paleontologist or their designated representative to the construction crew prior to the onset of ground disturbance.• Fulltime paleontological monitoring when work occurs in the geologic units assessed as having high paleontological potential, which is expected to occur when work exceeds 5 foot in depth in unit 2 of the young alluvium, or when work occurs at any depth in old shallow marine deposits on a wave-cut surface, the San Pedro Formation, the Paleo Verdes Sand, the Lomita Marl, and the Timms Point Silt. Work into previously disturbed sediments, beach deposits, paralic estuarine deposits, or the upper 5 feet of unit 2 of the young alluvium does not require monitoring. After the initiation of the monitoring work, the Project Paleontologist may reduce the frequency or depths of monitoring should low paleontological potential sediments be identified in the monitoring area.• Procedures to follow in the event that paleontological resources are encountered during construction activities, including work stoppage in a safe radius of the finds, usually 50 feet, assessment by the Project Paleontologist, and, should the fossils be of scientific importance, collection and curation in an accredited repository along with associated data such as photographs, GPS coordinates, lithological descriptions, and depth data, as well as curation fees.• A Paleontological Monitoring Report documenting the results of the mitigation program.			<ul style="list-style-type: none">• Review and approve paleontological monitoring program• Confirm mitigation program has been incorporated into the project plans• Confirm appropriate procedures are followed in the event undiscovered resources are encountered during construction			
Draft EIR Section 3.7 – Greenhouse Gas Emissions						
MM GHG-1: Implement GHG Reduction Measures. In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the CEQA Guidelines, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to greenhouse gas (GHG) emissions. Such measures may include the following or other comparable measures identified by the City:	<ul style="list-style-type: none">• City• Individual project applicant	Ongoing with each individual development proposed	<p>Monitoring Party:</p> <ul style="list-style-type: none">• City of Seal Beach Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none">• Confirm individual project applicant has incorporated GHG reduction measures into the project plans	Ongoing with each individual development proposed		



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

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<p>a) Integrate green building measures consistent with CALGreen (California Building Code Title 24), local building codes and other applicable laws, into project design including:</p> <ul style="list-style-type: none">○ Use energy efficient materials in building design, construction, rehabilitation, and retrofit.○ Install energy-efficient lighting, heating, and cooling systems (cogeneration); water heaters; appliances; equipment; and control systems.○ Reduce lighting, heating, and cooling needs by taking advantage of light-colored roofs, trees for shade, and sunlight.○ Incorporate passive environmental control systems that account for the characteristics of the natural environment.○ Use high-efficiency lighting and cooking devices.○ Incorporate passive solar design.○ Use high-reflectivity building materials and multiple glazing.○ Prohibit gas-powered landscape maintenance equipment.○ Install electric vehicle charging stations.○ Reduce wood burning stoves or fireplaces.○ Provide bike lanes accessibility and parking at residential developments. <p>b) Include offsite measures to mitigate a project's emissions.</p> <p>c) Measures that consider incorporation of Best Available Control Technology during design, construction, and operation of projects to minimize GHG emissions, including but not limited to:</p> <ul style="list-style-type: none">○ Use energy and fuel-efficient vehicles and equipment;○ Deployment of zero- and/or near zero emission technologies;○ Use lighting systems that are energy efficient, such as LED technology;○ Use the minimum feasible amount of GHG-emitting construction materials;○ Use cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production;○ Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse;○ Incorporate design measures to reduce energy consumption and increase use of renewable energy;						



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

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<ul style="list-style-type: none">○ Incorporate design measures to reduce water consumption;○ Use lighter-colored pavement where feasible;○ Recycle construction debris to maximum extent feasible;○ Plant shade trees in or near construction projects where feasible; and○ Solicit bids that include concepts listed above. <p>d) Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following:</p> <ul style="list-style-type: none">○ Promote transit-active transportation coordinated strategies;○ Increase bicycle carrying capacity on transit and rail vehicles;○ Improve or increase access to transit;○ Increase access to common goods and services, such as groceries, schools, and day care;○ Incorporate the neighborhood electric vehicle network;○ Orient the project toward transit, bicycle and pedestrian facilities;○ Improve pedestrian or bicycle networks, or transit service;○ Provide traffic calming measures;○ Provide bicycle parking;○ Limit or eliminate park supply;○ Unbundle parking costs;○ Provide parking cash-out programs;○ Implement or provide access to commute reduction program; <p>e) Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network;</p> <p>f) Improving transit access to rail and bus routes by incentives for construction of transit facilities within developments, and/or providing dedicated shuttle service to transit stations; and</p> <p>g) Designate a percentage of parking spaces for ride-sharing vehicles or high occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles;</p>						



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

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h) Land use siting and design measures that reduce GHG emissions, including: <ul style="list-style-type: none">Retaining onsite mature trees and vegetation, and planting new canopy trees;Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; andMeasures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse.						
Refer to Mitigation Measures AQ-1: Quantify Construction Criteria Pollutant, AQ-2: Quantify Operational Criteria Pollutant, and AQ-3: Construction Health Risk Assessment, in Draft EIR Section 3.2, Air Quality.						
Draft EIR Section 3.9 – Hydrology and Water Quality						
MM HYD-1: Stormwater Drainage Infrastructure. Future development projects facilitated by the Housing Element and Zoning Code Update shall be required to prepare a site-specific evaluation to determine the potential impacts the proposed development project could have on the existing deficiencies to the City’s storm drainage system and provide onsite mitigation measures to resolve impacts to the City’s storm drain infrastructure. If it is found that using onsite mitigation measures do not resolve all impacts consistent with federal, state, and local requirements, then it shall be required to fund improvements to the storm drainage system as a condition of approval for the proposed development. The requirement for contribution to funding improvements and the anticipated cost shall be analyzed at the time of project-specific environmental analysis.	<ul style="list-style-type: none">Individual project applicant	During project design for each individual development proposed	Monitoring Party: <ul style="list-style-type: none">City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">Confirm a site-specific evaluation has been prepared and review evaluationConfirm sufficient onsite mitigation measures have been implementedCalculate required contribution to funding improvements	Once during design review phase for each individual development proposed		
Draft EIR Section 3.11 - Noise						
MM NOI-1: Noise Mitigation Plan. Project applicants shall describe and commit to a mitigation plan that will be developed when the information is available to make final decisions on all specific mitigation measures. The objective of the plan should be to minimize construction using all reasonable (e.g., cost vs. benefit) and feasible (e.g., possible to construct) means available. Components of a mitigation plan may include some or all of the following provisions, which should also be specified in construction contracts. <ul style="list-style-type: none">During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques available. (e.g., mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds).	<ul style="list-style-type: none">Individual project applicantConstruction contractor	Prior to and during construction for each individual development proposed	Monitoring Party: <ul style="list-style-type: none">City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">Confirm a mitigation plan has been prepared and review and approve planConfirm requirements are implemented prior to and during construction	Throughout the construction phase as needed for each individual development proposed		



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

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<ul style="list-style-type: none">Impact tools (e.g., jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.Stationary equipment, such as generators and air compressors shall be located as far as possible from nearby noise-sensitive uses.Stockpiling shall be located as far as possible from nearby noise-sensitive receptors.Construction traffic shall be limited to approved haul routes established by the City.Construct noise barriers, such as temporary walls or piles of excavated material, between noisy activities and noise-sensitive receptors.Combine noisy operations to occur in the same time period. The total noise level produced will not be substantially greater than the level produced if the operations were performed separately.At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the City.Signs shall be posted at the job site entrance(s), within the onsite construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.During the entire active construction period, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.						
MM NOI-2: Noise and Vibration Analysis. Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet from fragile structures, such as historical resources, 75 feet from older residential structures, of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 55 feet of new residential or	<ul style="list-style-type: none">Individual project applicantConstruction contractor	Prior to issuance of a building permit and during construction for each individual development proposed	Monitoring Party: <ul style="list-style-type: none">City of Seal Beach Community Development Department Monitoring Action:	Prior to issuance of a building permit for each individual development proposed and throughout the construction phase as needed		



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
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commercial buildings; or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. A qualified and experienced acoustical consultant or engineer shall conduct this noise and vibration analysis. The vibration levels shall not exceed the Caltrans damage thresholds listed in the table in Section 3.11, Noise, under MM NOI-2 of the Draft EIR. If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.	<ul style="list-style-type: none">Qualified acoustical consultant		<ul style="list-style-type: none">Confirm a noise and vibration analysis has been prepared and review and approveConfirm impacts have been mitigated to the extent feasible			
Draft EIR Section 3.13 – Public Services						
MM PUB-1: Parks and Recreation. Subsequent environmental review at a project specific level shall be required for individual development projects facilitated by the Housing Element Update and Zone Code Update. The environmental analysis shall include an analysis of the proposed project’s contribution to potential impacts to parks and recreation facilities, and potential impacts resulting from implementation of individual development projects under the Housing Element Update and Zone Code Update shall be mitigated to the extent feasible. The proposed project’s required contribution to the City related to parkland dedication and payment of required fees as required by Municipal Code Section 10.50.010, Parkland Dedication and Fees, shall be determined at the time of subsequent environmental review at a project specific level.	<ul style="list-style-type: none">Individual project applicant	During environmental review at a project specific level	Monitoring Party: <ul style="list-style-type: none">City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">Confirm environmental review at a project specific level has been completedConfirm impacts have been mitigated to the extent feasibleDetermine appropriate parkland dedication and fees	During environmental review for each individual development proposed		
Draft EIR Section 3.14 - Recreation						
Refer to Mitigation Measure PUB-1: Parks and Recreation in Draft EIR Section 3.13, Public Services.						
Draft EIR Section 3.15 - Transportation						
MM TRANS-1: Vehicle Miles Traveled Analysis. Individual projects that do not screen out from Vehicle Miles Traveled (VMT) analysis shall provide a quantitative VMT analysis consistent with the methodology in the City of Seal Beach Transportation Analysis Guidelines. As described in the Guidelines, Projects which result in a significant impact shall provide VMT mitigation, which could consist of, but not be limited to, the following: <ul style="list-style-type: none">Modify the project’s characteristics to reduce VMT generated by the project. This might involve changing the density or mixture of land uses on the project site or changing the project’s location to one that is more accessible by transit or other travel modes.Implement Transportation Demand Management measures to reduce VMT generated by the Project.	<ul style="list-style-type: none">Individual project applicant	During environmental review at a project specific level	Monitoring Party: <ul style="list-style-type: none">City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">Review and confirm quantitative VMT analysis has been completedConfirm impacts have been mitigated to the extent feasible	During environmental review for each individual development proposed		



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<ul style="list-style-type: none">Provision of offsite infrastructure improvements including roadway improvements for active transportation and multimodal infrastructure, or offsite multimodal improvements.						
Draft EIR Section 3.16 – Tribal Cultural Resources						
MM TCR-1: Tribal Consultation Requirements. Any future development projects proposed within one of the eight Housing Opportunity Sites or within the Main Street Program area shall consult with the Gabrieleno Band of Mission Indians – Kizh Nation tribal government as requested by the tribal representative. The project shall be analyzed in accordance with CEQA on an individual project level to identify any existing tribal cultural resources that may be onsite. If tribal cultural resources are determined to be onsite, the appropriate tribal group shall be consulted. If additional tribal consultation is determined to be required, it shall be conducted in conformance with Assembly Bill 52, Senate Bill 18, and CEQA requirements.	<ul style="list-style-type: none">Individual project applicantCity	During environmental review at a project specific level	Monitoring Party: <ul style="list-style-type: none">City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">Confirm consultation with the appropriate tribal group in conformance with Assembly Bill 52, Senate Bill 18, and CEQA requirements have been completed	During environmental review for each individual development proposed		
MM TCR-2: Inadvertent Discoveries. In the event that additional significant site(s) or resource(s) not identified as significant in a project environmental review process, but are later determined to be significant, are located within a project impact area, such sites shall be subjected to further archaeological and cultural significance evaluation by the project applicant, lead agency, and the applicable tribe(s) to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease in the vicinity of the find and the County Coroner shall be contacted and notified of the discovery.	<ul style="list-style-type: none">Individual project applicantConstruction contractor	During construction for each individual development proposed	Monitoring Party: <ul style="list-style-type: none">City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">Confirm further archaeological and cultural significance evaluation has been conducted and determine if additional mitigation measures are necessary	During the construction phase as needed for each individual development proposed		
Draft EIR Section 3.17 – Utilities and Service Systems						
MM UTIL-1: Infrastructure and Utility Evaluation. All projects proposed on the Housing Opportunity Sites and within the Main Street Program shall be required to provide supplemental evaluation related to determining if the proposed site would require improvements to the water, sewer, and stormwater facilities to meet the state, County, and local standards and requirements to serve the specific site location. If improvements are required due to deficiencies to meet state, County, and local standards and requirements at the specific site location, the proposed development may be required to mitigate its proportionate impacts by way of fair share/in-lieu fee payments, or other alternative financing arrangements that would mitigate its impacts. During site development, a supplemental evaluation shall be conducted to verify the fire flow deficiencies are valid.	<ul style="list-style-type: none">Individual project applicant	During site development for individual development proposed and prior to building permit issuance	Monitoring Party: <ul style="list-style-type: none">City of Seal Beach Community Development Department Monitoring Action: <ul style="list-style-type: none">Confirm supplemental evaluation has been preparedConfirm the proposed development mitigated its proportionate impacts by way of fair share/in-lieu fee payments, or other alternative financing arrangements that would mitigate its impactsConfirm payment of required fees have been completed	During site development for individual development proposed and prior to building permit issuance		



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<p>Mitigation may include, but not be limited to all or some combination of the following:</p> <ul style="list-style-type: none">Regarding Housing Opportunity Site 8 development: Additional 12-inch water main to connect to the existing 8-inch water main at Corsair Way and Caravel Way to mitigate fire flow deficiencies.All sites including Housing Opportunity Site 8: Payment of impact fees, as calculated by the City's impact fee schedule, proportionate to the project's fair share contributions to mitigate project impacts to a less than significant level.All sites including Housing Opportunity Site 8: Improvements to the water, sewer, and stormwater facilities, designed to state, County, and local standards and requirements, to mitigate project impacts to a less than significant level. <p>The proposed future development shall be required to contribute payment of required fees at the time of building permit issuance.</p>						

