

**Mitigation Monitoring and Reporting Plan for  
Mountain View Condominiums  
City of Santa Ana Planning Department**

The following is a Mitigation Monitoring and Reporting Program (MMRP) for the Mountain View Avenue Condominiums located at 301 and 305 Mountain View Avenue, Santa Ana, CA. This MMRP has been prepared pursuant to Section 15097 of the CEQA Guidelines and Section 21081 of the Public Resources Code. The MMRP lists all applicable Project Mitigation Measures (MM) and environmental commitments that are required to be implemented with the Project under existing Standard Condition Plans, Programs, and Policies (SC) for implementing environmental resource protection legislation. This MMRP includes implementation timing and responsible party to ensure proper enforcement of all MM and SC to reduce Project impacts. The City of Santa Ana, as the Lead Agency, will utilize the MMRP to document the implementation of Project mitigation and SC environmental commitments, which ensure all project impacts are reduced to less than significance pursuant to The California Environmental Quality Act (CEQA).

Issue	Potentially Significant Impact	Recommended Mitigation	Responsible Party	Timing	Date Completed and Initials
Aesthetics	d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<b>MM AES-1:</b> The Contractor shall partition active areas of construction, stockpiles and materials storage locations; and, shall perform all work with downlighting and installation of a barrier to confine construction-related light and glare into active construction zones and to minimize spillover light and glare from construction equipment onto adjacent areas by implementing the following: <ul style="list-style-type: none"> <li>a) A temporary barrier between nearby residences and areas of active construction will be placed.</li> <li>b) Temporary security lighting must be low voltage and downlit.</li> </ul>	Contractor and City Inspector	During all phases of construction	

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Air Quality	<i>a. Conflict with or obstruct implementation of the applicable air quality plan?</i>	<p><b>MM AQ-1:</b> Emissions controls and fugitive dust emissions controls will be implemented to reduce airborne dust contributing to PM10 and PM2.5 pursuant to SCAQMD Rules 403 for PM10 and PM2.5 and pursuant to Rule 1466 pertaining to toxic air contaminants. This includes dust control BACM and air quality TAC monitoring for Lead:</p> <ul style="list-style-type: none"> <li><b>a)</b> Designate a Dust Control Supervisor;</li> <li><b>b)</b> Provide PM10 monitoring both upwind and downwind during earth-moving activities;</li> <li><b>c)</b> Maintain records of earthmoving activities, monitoring, instrument calibration, manifest records for transport, volumes of materials with TAC, distances to a residence, park or school, and complaints;</li> <li><b>d)</b> Install minimum 6-foot tall barrier fencing where earth moving activities are carried out, and fencing at least as high as stockpiles;</li> <li><b>e)</b> Apply water or other soils stabilizers prior to earthmoving activities and maintain moisture content to prevent generation of visible dust plumes;</li> <li><b>f)</b> Post signs limiting speed limit to 15 miles per hour;</li> <li><b>g)</b> Stabilize or cover disturbed surfaces and apply stabilizers and cover haul loads prior to unloading;</li> <li><b>h)</b> Remove track-out with a vacuum equipped with filters rated to achieve 99.97% capture efficiency for 0.3 micron particles;</li> <li><b>i)</b> Prevent track-out and clean soils from the exterior of trucks, trailers and tires prior to leaving the Project Area;</li> <li><b>j)</b> Segregate and label TAC stock piles and apply stabilizers, and 10mm plastic overlapping and anchored sheeting;</li> <li><b>k)</b> Cease activities during high winds (15 miles per hour over a 15-minute period or instantaneous wind speeds exceeding 25 MPH);</li> <li><b>l)</b> Proper notification of SCAQMD prior to earthmoving</li> </ul>	Contractor as verified by City Planner and City Engineer, construction staff	Throughout all stages of construction.	

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	<p><b><i>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</i></b></p>	<p><b>MM AQ-2:</b> Construction emissions will be reduced according to the following:</p> <ul style="list-style-type: none"> <li><b>a)</b> Disturbed areas will be stabilized at the end of each day with trench plates or similar devices.</li> <li><b>b)</b> Idling on construction equipment and vehicles will be limited to 5 minutes.</li> <li><b>c)</b> The Project will implement Tier IV mitigation to reduce exhaust from diesel powered engines in compliance with the AQMP.</li> <li><b>d)</b> The Project will implement Tier III engines.</li> <li><b>e)</b> Construction staff will carpool.</li> </ul>	<p>Contractor as verified by City Planner and City Engineer, contractor, City Inspector</p>	<p>Throughout all stages of construction.</p>	

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	<p><i>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</i></p>	<p>See MM AQ-1 and MM AQ-2.  <b>MM AQ-3:</b> Project plans and specifications shall incorporate a temporary signage plan for the Project, which shall be verified by the City Engineer, and shall include a feedback phone number. The Contractor shall post Project Area will be with a phone number intended for 24/7 feedback to the Contractor and City from the community according to approved plans.</p>	<p>City Engineer, Contractor and City Inspector</p>	<p>Throughout all stages of construction.</p>	

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	<i>d. Expose sensitive receptors to substantial pollutant concentrations.</i>	See MM AQ-1 through MM AQ-3	City Engineer, Contractor, City Inspector	Throughout all construction phases.	

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	<i>e. Create objectionable odors affecting a substantial number of people?</i>	See MM AQ-1 through MM AQ-3	City Engineer, Contractor, City Inspector	Throughout all construction phases.	
<b>Biology</b>	<i>a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate,</i>	<p><b>SC BIO-1:</b> This measure is required for project compliance with the Migratory Bird Treaty Act.</p> <p>Plans and specifications for the project shall include the following note prior to issuance of permits to reduce impacts from vegetation trimming and clearing, tree trimming and removals, generation of mechanical noise or ground disturbance on active bird nests from native nesting birds: Active avian nests shall be avoided by the contractor by scheduling these construction activities outside of the avian breeding season, which is typically during February 1 to September 1.</p>	Project proponent as verified by City Planner and Contractor as verified by City inspector	Prior to issuance of permits during avian breeding season, Feb 1 – Sept 1 and verified throughout construction stages	

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	<p><i>sensitive, or special status species in local or regional plans, policies, or regulations, or by the State of California Department of Fish and Wildlife or the USFWS?</i></p>	<p><b>SC BIO-2:</b> Plans and specifications for the project shall include the following note prior to issuance of permits to reduce impacts on nesting birds prior to commencement of work during the typical nesting season, the contractor shall hire a qualified biologist to conduct a nest survey, within the project boundaries and within a 1,000-foot radius buffer, three days in advance of the start of construction (for work beginning approximately between February 1 and September 1). This survey for bird nests will report the location of nesting birds that could be impacted by the project for species covered under the Migratory Bird Treaty Act and Fish and Game Code sections 3503, 3503.5, and 3513.</p>	<p>Project proponent as verified by the City Planner and Contractor as verified by City inspector, Project Biologist, Arborist</p>	<p>Prior to issuance of permits during avian breeding season, Feb 1 – Sept 1 and verified throughout construction stages</p>	
		<p><b>SC BIO-3:</b> Plans and specifications for the project shall include the following note prior to issuance of permits to reduce impacts on birds If active nests are found, the biologist will be retained for construction monitoring and to coordinate with CDFW on establishing specific buffers around nests that are sufficient to ensure that breeding is not likely to be disrupted or adversely impacted by construction pursuant to CDFW requirements. Buffers around active nests will be established pursuant to CDFW protocol or determination by a qualified CDFW biologist for smaller buffers which are sufficient to avoid impacts to nesting birds. Buffers will be maintained until young have fledged or the nests become inactive. Factors for consideration on nest buffers will include:</p> <ul style="list-style-type: none"> <li>a) the presence of natural buffers provided by vegetation or topography;</li> <li>b) nest height;</li> <li>c) locations of foraging territory; and baseline levels of noise and human activity.</li> </ul>	<p>Project proponent as verified by the City Planner and Contractor as verified by City inspector, Project Biologist, Arborist</p>	<p>Prior to issuance of permits during avian breeding season, Feb 1 – Sept 1 and verified throughout construction stages</p>	
<p><b>Cultural Resources</b></p>	<p><b>c. Disturb any human remains, including those interred outside of dedicated cemeteries?</b></p>	<p><b>SC CUL-1:</b> Plans and specifications for the project shall include the following note prior to issuance of permits: If human remains are found, work in the location of the remains would cease and the Orange County Coroner’s office would be contacted pursuant to Health and Safety Code Section 7050.5 to identify the appropriate next steps. If Native American remains are found, the most likely descendent would be notified pursuant to Section 5097.94 of the Public Resources Code.</p>	<p>Project proponent as verified by City Planner and Contractor as verified by City Inspector</p>	<p>Prior to issuance of permits and during construction</p>	

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<b>Geology and Soils</b>	<p><b>a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</b></p> <p><b>ii) Strong seismic ground shaking?</b></p>	<p><b>MM GEO – 1:</b> Structural foundations preparation methods for foundations shall be incorporated into project specifications and plans and reviewed and approved by the Soils Engineer and Geotechnical Engineer for the project prior to issuance of a grading and building permits. Plans and Specifications shall include:</p> <ul style="list-style-type: none"> <li><b>a)</b> A minimum 3-foot compacted fill blanket below the bottom of footings or per the geologist recommendations based on final plans shall be implemented. For other minor structures like property line walls or retaining walls less than 4 feet high, competent native soils or compacted fill may be used.</li> <li><b>b)</b> Earthwork for foundation support shall include the entire building pad and shall extend a minimum of 5 feet outside exterior footing lines.</li> <li><b>c)</b> Footing bottoms shall be observed by the geotechnical engineer to verify competent conditions.</li> <li><b>d)</b> Continuous spread footings placed a minimum depth of 24 inches below lowest adjacent finished grade may be used for the structures, with footing reinforcement with a minimum of two No. 4 bars (1 top and 1 bottom) and shall be observed by the geotechnical engineer to verify competent soil conditions.</li> <li><b>e)</b> If a slab on grade is utilized, the slab shall be supported on engineered fill compacted to a minimum of 90 percent relative compaction. Slabs should be reinforced with at least No. 3 bars 18 inches on center both ways.</li> </ul>	Project proponent as verified by the City Engineer and Building Official	During Plan Check prior to issuance of permits and ongoing during Construction Inspection	
	<p><b>iii) Seismic-related ground failure, including liquefaction?</b></p>	<p><b>MM GEO – 2:</b> Foundation plans and specifications shall be reviewed and approved by the Geologist and the Soil Engineer and shall incorporate the recommendations of the Geologist and Soil Engineer subgrade preparation prior to issuance of grading permits including the following measures:</p> <ul style="list-style-type: none"> <li><b>a)</b> The soil should be kept moist prior to casting the slab, and if the soils at grade become disturbed during construction, they should be brought to approximately optimum moisture content, and rolled to a firm, unyielding condition prior to placing concrete.</li> <li><b>b)</b> In areas where a moisture sensitive floor covering will be used, a vapor barrier consisting of a plastic film (6 ml polyvinyl chloride or equivalent) should be used. The vapor barrier should be properly lapped and sealed.</li> <li><b>c)</b> Hardscape and slab subgrade areas shall exhibit a minimum of 90 percent relative compaction to a depth of at least 1 foot. Deeper removal and re-compaction may be required if unacceptable conditions are encountered. These areas require testing for compaction just prior to placing concrete.</li> <li><b>d)</b> Site grading shall incorporate drainage directed away from structures via non-erodible conduits to detention areas. The structure should utilize roof gutters and down spouts tied directly to yard drainage.</li> </ul>	Project proponent as verified by the City Engineer and Building Official	During Plan Check prior to issuance of permits and during Construction Inspection	



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		<p>e) Unlined flower beds, planters, and lawns should not be constructed against the perimeter of the structure. If such landscaping (against the perimeter of a structure) is planned, it should be properly drained and lined or provided with an underground moisture barrier and irrigation in these areas should be kept to a minimum.</p>			
	<p><b>b. Result in substantial soil erosion or the loss of topsoil?</b></p>	<p><b>MM GEO – 3:</b> Grading plans and specifications for the project shall be reviewed and approved by the Soil and Geotechnical Engineers and shall include the recommendations of the Soil Engineer and Geotechnical Engineer including the following:</p> <p>a) After the foundation for the fill has been cleared, plowed or scarified, it shall be disced or bladed until it is uniform and free from large clods, brought to a proper moisture content and compacted to not less than 90 percent of the maximum dry density in accordance with ASTM:D-1557 (5 layers -25 blows per layer; 10 lb. hammer dropped 18"; 4" diameter mold).</p>	<p>Project proponent as verified by City Engineer</p>	<p>During Plan Check and Construction Inspections</p>	
	<p><b>c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</b></p>	<p><b>MM GEO – 4:</b> The Soil Engineer shall provide continuous supervision of the site clearing and grading operation so that he can verify the grading was done in accordance with the accepted plans and specifications including the following provisions a through w:</p> <p>a) All grading shall consist of removal and re-compaction of soft surficial soils.</p> <p>b) All existing vegetation shall be stripped and hauled from the site.</p> <p>c) On-site materials may be used for fill, or fill materials shall consist of materials approved by the Soils Engineer and may be obtained from the excavation of banks, borrow pits or any other approved source. The materials used should be free of vegetable matter and other deleterious substances and shall not contain rocks or lumps greater than 8 inches in maximum dimension.</p> <p>d) The selected fill material shall be placed in layers which, when compacted, shall not exceed 6 inches in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to ensure uniformity of material and moisture of each layer.</p> <p>e) No fill material shall be placed, spread or rolled during unfavorable weather conditions.</p> <p>f) When work is interrupted by heavy rains, fill operations shall not be resumed until the field tests by the Soils Engineer indicate the moisture content and density of the fill are as previously specified.</p> <p>g) Where moisture of the fill material is below the limits specified by the Soils Engineer, water shall be added until the moisture content is as required to ensure thorough bonding and thorough compaction.</p> <p>h) Where moisture content of the fill material is above the limits specified by the Soils Engineer, the fill materials shall be aerated by blading or other satisfactory methods until the moisture content is as specified by the Soils Engineer.</p>	<p>Contractor as verified by City Building Official/Inspector</p>	<p>Ongoing During Construction</p>	

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		<ul style="list-style-type: none"> <li>i) After each layer has been placed, mixed and spread evenly, it shall be thoroughly compacted to not less than 90 percent of the maximum dry density in accordance with ASTM:D-1557 (5 layers -25 blows per layer;10 lbs. hammer dropped 18 inches; 4" diameter mold) or other density tests which will attain equivalent results.</li> <li>j) Compaction shall be by sheepsfoot roller, multi-wheel pneumatic tire roller or other types of acceptable rollers.</li> <li>k) Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is at the specified moisture content.</li> <li>l) Rolling of each layer shall be continuous over the entire area and the roller shall make sufficient trips to ensure that the desired density has been obtained. The final surface of the lot areas to receive slabs on grade should be rolled to a dense, smooth surface.</li> <li>m) The outside of all fill slopes shall be compacted by means of sheepsfoot rollers or other suitable equipment.</li> <li>n) Compaction operations shall be continued until the outer 9 inches of the slope is at least 90 percent compacted. Compacting of the slopes may be progressively in increments of 3 feet to 5 feet of fill height as the fill is brought to grade, or after the fill is brought to its total height.</li> <li>o) Field density tests shall be made by the Soils Engineer of the compaction of each layer of fill.</li> <li>p) Density tests shall be made at intervals not to exceed 2 feet of fill height provided all layers are tested.</li> <li>q) Where the sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches and density readings shall be taken in the compacted material below the disturbed surface.</li> <li>r) When these readings indicate that the density of any layer of fill or portion there is below the required 90 percent density, the particular layer or portion shall be reworked until the required density has been obtained.</li> <li>s) Removal and re-compaction of existing fill and loose native soils will be required to provide adequate support for foundations and slabs on grade.</li> <li>t) Removals shall extend downward into competent earth materials or to at least 2 feet below proposed footing bottoms, whichever is deeper.</li> <li>u) The exposed excavation bottom shall be observed and approved by the Geotechnical Engineer. Subsequent to approval of the excavation bottom, the area shall be scarified 6 inches, moisture conditioned as needed, and compacted to a minimum of 90 percent relative compaction.</li> <li>v) Fill soils shall be placed in 6 to 8-inch loose lifts, moisture conditioned as needed, and compacted to a minimum of 90 percent relative compaction up to finish grade.</li> </ul>			

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		<p>w) All utility line backfills, both interior and exterior, shall consist of clean sand and gravel, and be compacted to a minimum of 90 percent relative compaction and shall require testing at a maximum of 2-foot vertical intervals.</p>			
	<p>f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p><b>MM GEO – 5:</b> In the event that buried paleontological resources or geologic features are encountered during grading, work in the area of the find shall cease and a qualified paleontologist or geologist shall inspect the resources and determine the appropriate course of action for further treatment.</p>	<p>Contractor and Building Official/Inspector</p>	<p>Ongoing during Construction</p>	
<p><b>Hydrology and Water Quality</b></p>	<p>a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?</p>	<p><b>SC HYD-1:</b> Prior to issuance of building and grading permits, structural BMPs shall be incorporated into the final development plans and specifications for the project and prior to final tract map approval, non-structural BMPs shall be incorporated into CC&amp;Rs for Condominium Tract 19064 including but not limited to the following:</p> <ul style="list-style-type: none"> <li>a) Permeable driveway paving system with filtered storm drain inlets designed to detain 80 percent of 100-year storm flows from the APN 100-281-05 shall be incorporated into project plans and specifications and maintained through the HOA and CC&amp;Rs.</li> <li>b) Pet Waste Stations including bags and covered receptacle shall be incorporated into project plans and funded/maintained through the HOA and CC&amp;Rs.</li> <li>c) Covered trash receptacles shall be included in the common area on the final plans and maintained by the HOA through CC&amp;Rs.</li> <li>d) Owner education materials, including proper handling, storage and disposal of toxics and maintenance of yard drains shall be incorporated into CC&amp;Rs for the tract.</li> </ul>	<p>Project Proponent as verified by the City Engineer and Building Official/Inspector</p>	<p>During Plan Check and Ongoing During Construction</p>	
	<p>b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater</p>	<p><b>SC HYD-2:</b> Prior to issuance of permits for the project, water efficient landscaping and irrigation details shall be incorporated into development plans and specifications for the project.</p>	<p>Project Proponent as verified by the City Engineer and Building Official/Inspector</p>	<p>During Plan Check and Ongoing During Construction</p>	

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	management of the basin?				
	<b>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner which would: i) result in substantial erosion or siltation on- or off-site;</b>	<b>SC HYD-3:</b> Prior to issuance of grading and building permits, erosion control measures shall be included in final plans and specifications including but not limited to provisions a-d below: <ul style="list-style-type: none"> <li><b>a)</b> Twice daily minimum sweeping of track-out areas.</li> <li><b>b)</b> Cover haul loads and stockpiles with tarps.</li>   <li><b>c)</b> Maintain adequate soil moisture in disturbed surfaces during and after grading.</li> <li><b>d)</b> Reduce construction vehicle speeds and idling times.</li> </ul>	Project Proponent as verified by the City Engineer and Building Official/Inspector	During Plan Check and Ongoing During Construction	
<b>Noise</b>	<b>a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</b>	<b>MM NOI-1:</b> Final plans and specifications for the project shall include a note as follows: During demolition and construction, the contractor shall install noise source reduction or noise barriers and shall measure the effectiveness of said noise mitigation to document that project construction does not exceed the FTA threshold of 80 dB at nearby residential land uses. Said noise mitigation shall include but not be limited to the following: <ul style="list-style-type: none"> <li><b>a)</b> Shall fit equipment at the project site mufflers providing at least 8 dB of noise reduction or</li> <li><b>b)</b> Shall construct temporary enclosures or acoustical tents that provide at least 8 dB of noise</li> <li><b>c)</b> Shall measure and document the effectiveness of the implemented noise abatement measures</li> </ul>	Project Proponent as verified by the Building Official and Building Inspector	During Plan Check and Ongoing During Construction	

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Tribal Cultural Resources	<p><b>a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</b></p> <p><b>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</b></p>	<p><b>MM TRI-1:</b> Prior to the issuance of any permits for initial site clearing (such as pavement removal, grubbing, tree removals) or issuance of permits allowing ground disturbing activities that cause excavation to depths greater than artificial fill (including as boring, grading, excavation, drilling, potholing or auguring, and trenching), the City of Santa Ana shall ensure that the project applicant/developer retain qualified Native American Monitor(s). The monitor(s) shall be approved by the tribal representatives of the Gabrieleno Band of Mission Indians - Kizh Nation and be present on-site during initial site clearing and construction that involves ground disturbing activities that cause excavation to depths greater than artificial fill identified herein. The monitor shall conduct a Native American Indian Sensitivity Training for construction personnel. The training session includes a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered. The Native American monitor(s) shall complete monitoring logs on a daily basis, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when grading and excavation activities of native soil (i.e., previously undisturbed) are completed, or when the tribal representatives and monitor have indicated that the site has a low potential for tribal cultural resources, whichever occurs first.</p> <p><b>MM TRI-2:</b> In the event that tribal cultural resources are inadvertently discovered during ground disturbing activities, work must be halted within 50 feet of the find until it can be evaluated by a qualified archaeologist in cooperation with a Native American monitor to determine if the potential resource meets the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique resource (Public Resources Code 21083.2(g)). Construction activities could continue in other areas. If the find is considered an "archeological resource" the archaeologist, in cooperation with a Native American monitor shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4. If unique a tribal cultural resource cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the Project applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation in an established accredited professional repository.</p>	City Building Official and City Planning Department	During Plan Check prior to issuance of permits and ongoing during construction	

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	<p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>				