

**Mitigation Monitoring and Reporting Program
Subsequent Initial Study/Mitigated Negative
Declaration to the 2008 General Plan
Environmental Impact Report**

Stanton Town Center Specific Plan Project

SCH No. 2023110397

Prepared for

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1.0 MITIGATION MONITORING AND REPORTING PROGRAM

1.1 INTRODUCTION

In accordance with the requirements of Section 21081.6 of the California Public Resources Code, and as part of its certification of the adequacy of Final Subsequent Mitigated Negative Declaration to the 2008 General Plan Environmental Impact Report (Final Subsequent MND) for the Stanton Town Center Specific Plan Project (Project), the City Council (Council) of the City of Stanton (City) adopts the following Mitigation Monitoring and Reporting Program (MMRP). The Council adopts this MMRP in its capacity as the lead agency for the Final Subsequent MND in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the City of Stanton Monitoring Requirements.

1.2 MITIGATION MONITORING PROCEDURES

The principal purpose of the MMRP is to ensure that the Council-approved mitigation measures and development requirements for the adopted Project are reported and monitored to ensure compliance with the measures' requirements. In general, City of Stanton, Community & Economic Development Department is responsible for overseeing implementation and completion of the adopted measures. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the MMRP Table. However, the Council retains overall responsibility for verifying implementation of all adopted mitigation measures.

1.3 MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is provided in tabular format to facilitate effective tracking and documentation of the status of mitigation measures and regulatory requirements. The MMRP Table provides the following monitoring information:

- **Mitigation Measures.** All adopted mitigation measures for the Project from the Final Subsequent IS/MND are included.
- **Regulatory Requirements.** All adopted regulatory requirements for the Project from the Final Subsequent IS/MND are included.
- **Responsible for Implementation.** The Project Applicant or designated representative is the responsible party for implementing the mitigation measures and regulatory requirements, unless noted differently.
- **Timing of Mitigation Measures and Regulatory Requirements.** A time frame is provided for performance of the mitigation measures and regulatory requirements, and the specific action deadline is designed to ensure that impact-related components

do not proceed without establishing that the mitigation measure or regulatory requirement is implemented.

- **Responsibility for Monitoring.** The City Department(s) or other public agency(ies) responsible for overseeing the implementation and completion of mitigation measures and regulatory requirements is listed, unless noted differently.
- **Completion Date.** The dates the mitigation measures and regulatory requirements are completed are to be filled in by the approving/verifying authority at a later date. Upon completion, the MMRP and associated documentation will be kept on file at the City of Stanton, Community & Economic Development Department.

1.4 STANTON TOWN CENTER SPECIFIC PLAN PROJECT

1.4.1 PROJECT LOCATION

The approximate 156.9-acre Project site is in the northern portion of the City of Stanton, which is generally situated south of the cities of Anaheim and Buena Park, west of Garden Grove, and north of Westminster. The Specific Plan area is generally bounded by Cerritos Avenue to the north, Dale Avenue to the east, Katella Avenue to the south, and Rose Street to the west.

Regional access to the Specific Plan area is provided primarily by Beach Boulevard (State Route [SR] 39), which runs in a north-south direction through the Specific Plan area, and Katella Avenue, which runs in an east-west direction south of the Specific Plan area. Beach Boulevard provides direct access to SR 22 to the south and SR 91 to the north, and Katella Avenue provides direct access to Interstate 5 (I-5) to the east.

1.4.2 PROJECT DESCRIPTION SUMMARY

The proposed Town Center Specific Plan, comprised of 156.9 acres, is intended to improve, enhance, and supplement the land uses within the Specific Plan area by creating a mixed-use, pedestrian-friendly environment. The Project proposes an increase of 139 multi-family dwelling units, excluding accessory dwelling units (ADUs) located on single-family properties.

With the Project, the Beach Boulevard corridor would be transformed into a mixed-use and pedestrian-friendly community while protecting the existing single-family uses. New gateways are required for corner properties, and opportunities would be created along Beach Boulevard at its intersections with Cerritos Avenue and Katella Avenue to identify the arrival into the Stanton Town Center. The Specific Plan area would also increase residential multifamily units, retail/commercial, and light industrial uses through new development and redevelopment.

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
AESTHETICS				
<i>Regulatory Requirements</i>				
RR AES-1 Future projects within the Specific Plan area shall comply with Streetscape Light and Exterior Lighting guidelines identified in the Town Center Specific Plan.	Project Applicant/ Developer	Design review	City Planning Division and City Public Works	
RR AES-2 Future projects within the Specific Plan area shall comply with Section 20.300.080, Outdoor Light and Glare, of the City of Stanton Municipal Code.	Project Applicant/ Developer	Design review	City Planning Division	
AIR QUALITY				
<i>Regulatory Requirements</i>				
RR AIR-1 All construction activities shall be conducted in compliance with South Coast Air Quality Management District's Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance. Contractor compliance with Rule 403 requirements shall be mandated in the contractor's specifications (SCAQMD 2022).	Project Contractor	During construction	Building and Safety Division	
RR AIR-2 All construction activities shall be conducted in compliance with South Coast Air Quality Management District Rule 402, Nuisance, which states that a project shall not "discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property" (SCAQMD 2022).	Project Contractor	During construction	Building and Safety Division	
BIOLOGICAL RESOURCES				
<i>Regulatory Requirements</i>				
RR BIO-1 All future projects within the Town Center Specific Plan area shall comply with the most current adopted City of Stanton Municipal Codes regarding landscaping standards and requirements, including but not limited to, City of Stanton Municipal Code Chapter 12.20, Street Tree Plan.	Project Applicant/ Developer	During and after Construction	City Planning Division and City Public Works	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
RR BIO-2 All future projects within the Town Center Specific Plan area shall comply with the Design Guidelines and Development Standards pertaining to landscaping.	Project Applicant/ Developer	During and after Construction	City Planning Division	
Mitigation Measures				
MM BIO-1 Prior to the issuance of any grading permits, the Community & Economic Development Director or designee shall verify that the following requirements for nesting birds and preconstruction survey are completed: <ul style="list-style-type: none"> • The start of site-preparation activities and subsequent construction activity initiation shall be scheduled outside of the bird nesting and breeding season (typically February 15 through August 30). If site-preparation activities start during the nesting season, a qualified Biologist shall conduct a nesting bird survey in potential bird nesting areas within 200 feet of any proposed disturbance. The survey shall be conducted no more than three days prior to the start of any ground disturbance activities. • If active nests of bird species protected by the Migratory Bird Treaty Act (MBTA) and/or California Fish and Game Code are present in the impact area or within 200 feet of the impact area, a no-entry buffer shall be established around the nest site to minimize potential impacts to the nest occupants. The size and duration of this temporary buffer shall be determined by the qualified Biologist who will account for the bird species and type of disturbance proposed. • Clearing and/or construction activities within buffer areas shall be postponed or halted until the nest is complete (e.g., juveniles have fledged from the nest and there is no evidence of a second nesting attempt) as determined by a qualified Biologist. 	Project Applicant/ Developer	Prior to the Issuance of Any Grading Permits	City Planning Division	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
CULTURAL RESOURCES				
<i>Regulatory Requirements</i>				
<p>RR CUL-1 If human remains are encountered during any Project-related ground-disturbing activities, Section 7050.5 of the California Health and Safety Code states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition of the materials pursuant to Section 5097.98 of the California Public Resources Code. The provisions of Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines shall also be followed. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC). The NAHC will determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. These requirements shall be included as notes on the contractor specification and verified by the Community Development Department, prior to issuance of grading permits. This measure shall be implemented to the satisfaction of the City in consultation with the County Coroner.</p>	<p>Project Applicant/ Developer/ Contractor</p>	<p>During Ground Disturbing Activities</p>	<p>City Planning Division</p>	
<i>Mitigation Measures</i>				
<p>MM CUL-1 A qualified archaeologist (the "Project Archaeologist") that meets the Secretary of Interior Standards (SOI) shall be retained prior to the start of grading for Project-related construction. The Project Archaeologist shall monitor all ground-disturbing activities within the areas of native soil (i.e., below existing areas of artificial fill from previous construction). If archaeological or historical resources</p>	<p>Project Archaeologist</p>	<p>Prior to Start of Grading</p>	<p>City Planning Division</p>	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>are encountered during implementation of any phase of the Project, the Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity of the find in order to make an evaluation of the find.</p>				
GEOLOGY AND SOILS				
<i>Regulatory Requirements</i>				
<p>RR GEO-1 The proposed Project shall be constructed in accordance with the Stanton Building Code, Title 16, Division 1, Chapter 16.04 (Building Code) of the City's Municipal Code and any other applicable building standards.</p>	Project Applicant/ Developer	Design Phase	Building and Safety Division	
<i>Mitigation Measures</i>				
<p>MM GEO-1 Site specific geotechnical investigations by a State-licensed geologist and/or civil engineer shall be required for all future projects within the Town Center Specific Plan.</p>	Project Applicant/ Developer	Prior to the Issuance of a Grading Permit	City Public Works and Building and Safety Division	
<p>MM GEO-2 In the event paleontological resources are encountered during construction, ground-disturbing activity shall cease. A Qualified Paleontologist that meets the Society for Vertebrate Paleontology (SVP) shall be retained by the Applicant to examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered. Criteria for discard of specific fossil specimens shall be made explicit. If a Qualified Paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction; monitoring work and halting construction if an important fossil needs to be recovered; and/or cleaning, identifying, and cataloging specimens for curation and research purposes. The cost associated</p>	Paleontologist	During Construction and Ground Disturbing Activities	City Planning Division	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>with recovery, salvage, and treatment shall be borne by the Applicant. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the Qualified Paleontologist. Resources shall be identified and curated into an established accredited professional repository. The Qualified Paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.</p>				
GREENHOUSE GAS EMISSIONS				
<i>Regulatory Requirements</i>				
<p>RR GHG-1 The Project shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (<i>California Code of Regulations</i> [CCR], Title 24, Part 6). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods. The Building Manager, or designee shall ensure compliance prior to the issuance of each building permit.</p>	Project Applicant	Design Phase	Building and Safety Division	
<p>RR GHG-2 Projects shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR 11). The Building Manager, or designee shall ensure compliance prior to the issuance of each building permit.</p>	Project Applicant	Design Phase	Building and Safety Division	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
HAZARDS AND HAZARDOUS MATERIALS				
<i>Mitigation Measures</i>				
<p>MM HAZ-1 A formal Phase I Environmental Site Assessment (ESA) shall be prepared for a future project on any of the six Leaking Underground Storage Tank (LUST) sites within the Stanton Town Center Specific Plan area. The Phase I ESA shall be prepared in accordance with American Society for Testing and Materials (ASTM) Standard Practice E 1527-05 or the Standards and Practices for All Appropriate Inquiry (AAI), prior to any land acquisition and/or construction activities. The Phase I ESA shall identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified hazardous materials consultant with Phase II/site characterization and remedial experience prior to land acquisition, demolition, and/or construction.</p>	Project Applicant/ Developer	Prior to Any Land Acquisition and/or Construction Activities	City Public Works, Building and Safety Division, and Orange County Environmental Health	
HYDROLOGY AND WATER QUALITY				
<i>Regulatory Requirements</i>				
<p>RR HWQ-1 Storm Water Pollution Prevention Plan. Prior to the issuance of any grading or building permits, the Project Applicant shall demonstrate compliance with California’s General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the City’s Department of Public Works. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) during all phases of construction. A copy of the current SWPPP shall be kept at the construction site and be available for State and City review on request.</p>	Project Applicant	Prior to Issuance of any Grading or Building Permits	City Public Works	

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<p>RR HWQ-2 General Waste Discharge Requirements. Prior to the issuance of any grading or building permits, if construction dewatering or discharges from other specific activities (e.g., dewatering from subterranean seepage, potable water system maintenance discharges, fire hydrant flushing, etc.) are required, the Project Applicant shall notify the Santa Ana RWQCB and any discharges into surface waters shall be conducted in compliance with the Santa Ana RWQCB's Order No. R8-2015-0004 (NPDES No. CAG998001), which includes General Waste Discharge Requirements (WDRs) for discharges to surface water that pose an insignificant (de minimis) threat to water quality. The General WDRs include provisions mandating notification, testing, and reporting of dewatering and testing-related discharges, and contain numeric and performance-based effluent limits depending upon the type of discharge.</p>	Project Applicant	Prior to Issuance of any Grading or Building Permits	City Public Works	
<p>RR HWQ-3 Water Quality Management Plan. Prior to the issuance of any grading or building permits, the Project Applicant shall submit for review and approval by the City's Public Works Department, a Project Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that address Pollutants of Concern. The WQMP shall comply with the requirements of the Orange County MS4 Permit, the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual, and the City's Local Implementation Plan (LIP), Citywide Urban Runoff Management Plan (CURMP), Project WQMP Preparation Guidance Manual, and pertinent regulations in the Municipal Code.</p>	Project Applicant	Prior to Issuance of any Grading or Building Permits	City Public Works	
<p>RR HWQ-4 Grading and Erosion Control Plans. Prior to the issuance of any grading permit, the Project Applicant shall submit for review and approval by the City's Public Works Department, the grading and erosion control plans for the Project in compliance with</p>	Project Applicant	Prior to Issuance of Any Grading Permits	City Public Works	

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<p>pertinent requirements of the City’s Grading and Excavation Code, Title 16, Division II, Grading and Excavation Code of the Stanton Municipal Code.</p>				
<p>RR HWQ-5 Hydromodification Plan. Prior to the issuance of any grading permit on future project-specific development, the Project Applicant shall conduct a feasibility analysis to determine if the proposed Project-specific development would have the potential to create hydrologic conditions of concern (HCOC) and determine exact impacts. The Applicant shall submit a grading and construction plan that would adhere to the steps and requirements outlined in the Orange County Model WQMP and TGD in order to mitigate potential runoff on downstream natural channels. The plan shall be submitted and approved by the City’s Public Works Department.</p>	Project Applicant	Prior to Issuance of Any Grading Permits	City Public Works	
Mitigation Measures				
<p>MM HWQ-1Prior to approval of Project tract maps, the Project developer(s) shall coordinate with the City of Stanton Director of Public Works to determine requirements necessary to mitigate impacts to drainage improvements to accommodate storage volumes and flood protection for existing and future runoff. Measures shall be included to contain runoff or mitigate flow rates to equivalent or less than existing conditions for all storm events until such time that downstream facilities are upgraded to maintain a 100-year storm event. Proposed projects shall implement mitigation measures, if required, to the satisfaction of the Director of Public Works.</p>	Project Developer(s)	Prior to Approval of Tract Maps	City Public Works	

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NOISE				
<i>Regulatory Requirements</i>				
RR NOI-1 The future projects shall comply with the City of Stanton Municipal Code Chapter 9.28, Noise Control.	Project Applicant/ Developer	Design Phase	City Planning Division	
<i>Mitigation Measures</i>				
MM NOI-1 During active construction phases, the Applicant shall require that all construction contractors for a future project restrict the operation of construction equipment to distances where vibration levels would be less than the vibration “annoyance” and “building damage” criteria shown in Table 4 26.	Project Applicant/ Developer or Contractor	During Construction	Building and Safety Division	
POPULATION AND HOUSING				
<i>Mitigation Measures</i>				
MM PH-1 Qualifying residents subject to displacement shall receive relocation assistance in compliance with California Community Redevelopment Law, State Relocation law (Government Code Sections 7260 through 7277), and the California Relocation Assistance and Real Property Acquisition Guidelines (California Code of Regulations, Title 25, Chapter 6). ¹	Project Applicant	Design Phase	City Planning Division	
PUBLIC SERVICES				
<i>Regulatory Requirements</i>				
Fire Protection	Project Applicant	Prior to Issuance of First Building Permit	Golden State Water Company and OC Fire Authority	
RR PS-1 Prior to the issuance of the first building permit for a future project, the Project Applicant shall comply with all applicable Orange County Fire Authority (OCFA) codes, ordinances, and standard conditions including, but not limited to fire prevention and suppression measures, water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems. Compliance with this regulatory requirement shall be verified by the Chief Building Official.				

¹ Relocation assistance is applicable to projects where real property is acquired by the Stanton Community and Economic Development Department or by a private party pursuant to an agreement with the Stanton Community and Economic Development Department.

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>Fire Protection</p> <p>RR PS-2 Prior to the issuance of certificate of occupancy or final building permit approval for a future project, the Project Applicant shall pay the required development impact fees for fire suppression facilities, as required by Stanton Municipal Code Section 19.18.030.</p>	Project Applicant	Prior to Issuance of Certificate of Occupancy or Final Building Permit Approval	Building and Safety Division and OC Fire Authority	
<p>Police Protection</p> <p>RR PS-3 Prior to the issuance of certificate of occupancy or final building permit approval for a future project, the Project Applicant shall pay required development impact fees for police facilities as required by Stanton Municipal Code Chapter 19.18.030.</p>	Project Applicant	Prior to Issuance of Certificate of Occupancy or Final Building Permit Approval	Building and Safety Division	
<p>Schools</p> <p>RR PS-4 The Project Applicant shall pay all applicable development impact fees in effect at the time of building permit issuance for a future project, to the City of Stanton and the relevant school district(s) to cover additional school services required by the new development. The applicable development impact fees would be consistent with Senate Bill (SB) 50.</p>	Project Applicant	At the Time of Issuance of Building Permit	City Planning Division and Anaheim Union High School District, Magnolia School District, and Savanna School District	
<p>Parks</p> <p>RR PS-5 The Project Applicant/Developer shall comply with the Stanton Municipal Code 19.42.090 requirement of payment of in-lieu fees for park and recreation purposes to the satisfaction of the Community Services Department, prior to the issuance of certificates of occupancy or final building permit approval for a future project.</p>	Project Applicant/ Developer	Prior to Issuance of Certificates of Occupancy or Final Building Permit Approval	Community Services Department and City Planning Division	
<p>Libraries</p> <p>RR PS-6 Prior to the issuance of certificate of occupancy or final building permit approval for a future project, the Project Applicant/Developer shall pay required library development impact fees as required by Stanton Municipal Code 19.18.03.</p>	Project Applicant/ Developer	Prior to Issuance of Certificate of Occupancy or Final Building Permit Approval	Building and Safety Division	

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TRANSPORTATION				
<i>Regulatory Requirements</i>				
<p>RR TRA-1 To ensure impacts to the surrounding street system are kept at a minimum, a Construction Management Plan shall be developed for a future project, in coordination with the City of Stanton, prior to commencement of construction. The Construction Management Plan shall meet standards established in the current California Manual on Uniform Traffic Control Device (MUTCD) as well as City of Stanton requirements.</p>	Project Applicant	Prior to Commencement of Construction	City Public Works and Caltrans	
TRIBAL CULTURAL RESOURCES				
<i>Mitigation Measures</i>				
<p>MM TCR-1 In the event that tribal cultural resources are discovered at the Town Center Specific Plan area, the handling of the discovered resources shall occur, as described below. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial objects, belong to the property owner. All resources discovered shall be inventoried and analyzed by the professional Archaeologist retained for the Project. If any resources of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop, and the project Archaeologist shall notify the property owner and tribes identified by the NAHC as being affiliated with the area. A designated Native American observer from one of the tribes identified by the NAHC as being affiliated with the area shall be retained to help analyze the Native American resources for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of the California Environmental Quality Act (CEQA) and shall consider the religious beliefs, customs, and practices of the</p>	Project Applicant/ Project Archaeologist/ Native American Observer	During Ground Disturbing Activities	City Planning Division	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>affiliated tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.</p> <p>Native American resources that are relocated/reburied at the Specific Plan area would be subject to a fully executed relocation/reburial agreement with the assisting Native American tribes or bands. This shall include measures and provisions to protect the reburial area from any future impacts. Relocation/reburial shall not occur until all cataloging and basic recordation have been completed. Native American resources that cannot be avoided or relocated at the Project site shall be prepared in a manner for curation at an accredited curation facility in Orange County that meets federal standards per 36 CFR Part 79 and makes the resources available to other archaeologists/researchers/tribes for further study. The Archaeologist shall deliver the Native American resources, including title, to the accredited curation facility within a reasonable amount of time, along with the fees necessary for permanent curation.</p>				
UTILITIES AND SERVICE SYSTEMS				
<i>Regulatory Requirements</i>				
RR UTL-1 The future projects shall be designed and constructed with water-efficient fixtures and systems, as required by the CALGreen Code.	Project Applicant	Prior to Construction	Building and Safety Division	
RR UTL-2 The future projects contractors shall recycle, reuse, and/or salvage at least 65 percent of demolition and construction debris, in accordance with Section 4.408 of the CALGreen Code.	Project Applicant	During Demolition and Construction	Building and Safety Division	
<i>Mitigation Measures</i>				
MM UTL-1 Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare a hydraulic analysis to ensure that proposed improvements are consistent with build-out of the	Project Applicant	Prior to Issuance of a Building Permit	City Public Works and Building and Safety Division	

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<p>Specific Plan using ultimate maximum day demands plus specific fire flow requirements placed throughout the Project area. The hydraulic analysis shall be submitted to the City Public Works Department for review and approval.</p>				
<p>MM UTL-2 Prior to issuance of a wastewater permit for any future development project, the Project Applicant shall pay applicable connection and/or user fees to City of Stanton Public Works Department.</p>	Project Applicant	Prior to Issuance of a Wastewater Permit	City Public Works	
<p>MM UTL-3 Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare a sewer study to determine the adequacy of the sewer systems for review and approval by the City Public Works Department.</p>	Project Applicant	Prior to Issuance of a Building Permit	City Public Works	
<p>MM UTL-4 Prior to issuance of a building permit for any future development project, the Project Applicant shall provide evidence that the Orange County Sanitation District has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.</p>	Project Applicant	Prior to Issuance of a Building Permit	City Public Works	