

MITIGATION MONITORING AND REPORTING PROGRAM

THE CITY OF NEWPORT BEACH GENERAL PLAN HOUSING IMPLEMENTATION PROGRAM

(STATE CLEARINGHOUSE NO. 2023060699)
PA2022-0245

Prepared for | City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, California 92660

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PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor the Mitigation Program outlined in the City of Newport Beach General Plan Housing Implementation Program Final Program Environmental Impact Report (EIR), State Clearinghouse No. 2023060699. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code. Specifically, Section 21081.6 states:

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

CEQA Guidelines Section 15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of Newport Beach is the Lead Agency for the Project and is therefore responsible for ensuring the implementation of the MMRP. The MMRP has been drafted to meet the requirements of Public Resources Code Section 21081.6 as a fully enforceable monitoring program.

BACKGROUND

The Mitigation Program identified in the Program EIR outlines General Plan Policies, Coastal Land Use Plan Policies, standard conditions of approval, and mitigation measures for which implementation of future housing development associated with the proposed Project would be consistent with.

The MMRP defines the following for each Mitigation Program element:

- **Definition.** The Mitigation Program element contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.
- **Time Frame.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed

to ensure that impact-related components of Project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

- **Monitoring/Reporting Method.** The actions required to ensure the measure is implemented are noted.
- **Responsible Party or Designated Representative.** Unless otherwise indicated, an applicant would be the responsible party for implementing the mitigation, and the City Newport Beach or designated representative would be responsible for monitoring the performance and implementation of the mitigation measure. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.

The last column of the MMRP table will be used by the parties responsible for documenting when implementation of the measure has been completed. The ongoing documentation and monitoring of mitigation compliance will be completed by the City of Newport Beach. The completed MMRP and supplemental documents will be kept on file at the City of Newport Beach Community Development Department.

The mitigation measures and/or the performance standards of the mitigation measures identified in the City of Newport Beach General Plan Housing Implementation Program EIR would be implemented as part of consideration of subsequent projects within the City. Implementation would consist of determining whether subsequent projects are consistent with the General Plan, utilization of policies and action items as conditions of approval and/or mitigation measures and any applicable City-initiated planning activities.

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
					Date	Initials
4.1: Aesthetics						
Threshold 4.1-1: Have a substantial adverse effect on a scenic vista.	<p>General Plan Land Use (LU) Element Policies: LU 6.5.5 (Banning Ranch)</p> <p>General Plan Natural Resources (NR) Element Policies: NR 20.1, NR 20.2, NR 20.3, NR 20.4, NR 23.1, NR 23.2, NR 23.3</p> <p>Local Coastal Program Policies: 4.4.1-2, 4.4.1-3, 4.4.1-4, 4.4.1-5, 4.4.1-7, 4.4.3-1</p> <p>Municipal Code: Chapter 20.30; Chapter 20.52 Section 20.52.080; Chapter 21.30</p>	No mitigation.	-	-		
Threshold 4.1-2: Conflict with applicable zoning and other regulations governing scenic quality.	<p>General Plan Land Use (LU) Element Policies: LU 3.2, LU 5.1.2, LU 5.1.6, LU 5.1.9 (Not applicable to Newport Center and Airport Area), LU 5.3.1, LU 5.3.3, LU 5.3.5, LU 5.3.6, LU 5.6.1, LU 6.10.2 (Cannery Village), Policy LU 6.14.4 (Newport Center), LU 6.15.3 (Airport Area), LU 6.15.6 (Airport Area), LU 6.15.22 (Airport Area), LU 6.15.27 (Airport Area), LU 6.16.6, LU 6.17.3 (West Newport), LU 6.18.3 (West Newport), LU 6.19.7 (Mariners' Mile), LU 6.19.8 (Mariners' Mile), LU 6.19.9 (Mariners' Mile), LU 6.19.12 (Mariners' Mile)</p> <p>General Plan Natural Resources (NR) Element Policies: NR 20.3, NR 21.1, NR 23.6</p> <p>Local Coastal Program Policies: 4.4.1-8, 4.4.2-4, 4.4.4-1, 4.4.4-6</p> <p>Municipal Code: Chapter 20.30; Chapter 20.52 Section 20.52.080; Chapter 21.30; City of Newport Beach Multi-Unit Objective Design Standards</p>	No mitigation.	-	-		
Threshold 4.1-3: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	<p>General Plan Land Use (LU) Element Policies: LU 5.6.2, LU 5.6.3</p> <p>Municipal Code: Chapter 20.30 Section 21.30.070; City of Newport Beach Multi-Unit Objective Design Standards</p>	Regarding Banning Ranch, consistent with the City of Newport Beach General Plan Program EIR, there are no feasible mitigation measures to reduce this impact to a less than significant level. No mitigation is required for the other housing sites.	-	-		

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4.2: Air Quality						
Threshold 4.2-1: Conflict with or obstruct implementation of the applicable air quality plan.	General Plan Natural Resources (NR) Element Policies: NR 6.1, NR 6.3, NR 7.1, NR 7.2, NR 8.1 Municipal Code: Chapter 15.19 South Coast Air Quality Management District (SCAQMD) Rules and Regulations: Rule 401, Rule 402, Rule 403, Rule 445, Rule 1113, Rule 1120, Rule 1143	There are no feasible mitigation measures to reduce this impact to a less than significant level.	-	-		
Threshold 4.2-2: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard.	General Plan Natural Resources (NR) Element Policies: NR 6.1, NR 6.3, NR 7.1, NR 7.2, NR 8.1 Municipal Code: Chapter 15.19 South Coast Air Quality Management District (SCAQMD) Rules and Regulations: Rule 401, Rule 402, Rule 403, Rule 445, Rule 1113, Rule 1120, Rule 1143	There are no feasible mitigation measures to reduce this impact to a less than significant level.	-	-		
Threshold 4.2-3: Expose sensitive receptors to substantial pollutant concentrations.	General Plan Natural Resources (NR) Element Policies: NR 6.1, NR 6.3, NR 7.1, NR 7.2, NR 8.1 Municipal Code: Chapter 15.19 South Coast Air Quality Management District (SCAQMD) Rules and Regulations: Rule 401, Rule 402, Rule 403, Rule 445, Rule 1113, Rule 1120, Rule 1143	Note: There are no feasible mitigation measures to reduce this impact to a less than significant level. The following mitigation measure is applicable. MM AQ-1: A project-specific Health Risk Assessment shall be conducted for future residential development proposed within 500 feet of the State Route 73 right-of-way, pursuant to the recommendations set forth in the California Air Resources Board (CARB) <i>Air Quality and Land Use Handbook</i> . The Health Risk Assessment shall evaluate a project per the following South Coast Air Quality Management District (SCAQMD) thresholds: <ul style="list-style-type: none"> ▪ Cancer Risk: Emit carcinogenic or toxic contaminants that exceed the maximum individual cancer risk of 10 in one million. ▪ Non-Cancer Risk: Emit toxic contaminants that exceed the maximum hazard quotient of one in one million. The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are	If found to be applicable on a project-specific basis for future housing on the identified housing sites. Preparation during development review process.	City of Newport Beach Community Development Department		

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		quantified by calculating a "hazard index," expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index less of than one (1.0) means that adverse health effects are not expected. If projects are found to exceed the SCAQMD's Health Risk Assessment thresholds, mitigation shall be incorporated to reduce impacts to below SCAQMD thresholds.				
Threshold 4.2-4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	General Plan Natural Resources (NR) Element Policies: NR 7.2, NR 8.1 South Coast Air Quality Management District (SCAQMD) Rules and Regulations: Rule 402	No mitigation.	-	-		
4.3: Biological Resources						
Threshold 4.3-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDWG or USFWS.	General Plan Natural Resources (NR) Element Policies: NR 10.3, NR 10.4, NR 10.5, NR 10.6, NR 10.7, NR 10.9 (Banning Ranch) General Plan Safety (S) Element Policies: S 6.3, S 6.4, S 6.5 Local Coastal Program Policies: 4.1.1-13 Municipal Code: Chapter 13.08, 21.30, 21.20B, 21.52 Federal and State Regulatory Requirements determined on project-specific basis	SC BIO-1: Prior to the commencement of any proposed actions (e.g., site clearing, demolition, grading) during the breeding/nesting season (September 1 through February 15), a qualified biologist shall conduct a preconstruction survey(s) to identify any active nests in and adjacent to the project site no more than three days prior to initiation of the action. Costs associated with the biologist shall be the responsibility of the project applicant. If the biologist does not find any active nests that would be potentially impacted, the proposed action may proceed. However, if the biologist finds an active nest within or directly adjacent to the action area (within 100 feet) and determines that the nest may be impacted, the biologist shall delineate an appropriate buffer zone around the nest using temporary plastic fencing or other suitable materials, such as barricade tape and traffic cones. The buffer zone shall be determined by the biologist in consultation with applicable resource agencies and in consideration of species sensitivity and	Prior to the commencement of any proposed actions (e.g., site clearing, demolition, grading) during the breeding/nesting season (September 1 through February 15)	City of Newport Beach Community Development Department		

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		<p>existing nest site conditions, and in coordination with the construction contractor. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. Only specified construction activities (if any) approved by the qualified biologist shall take place within the buffer zone until the nest is vacated. At the discretion of the qualified biologist, activities that may be prohibited within the buffer zone include but not be limited to grading and tree clearing. Once the nest is no longer active and upon final determination by the biologist, the proposed action may proceed within the buffer zone.</p> <p>The qualified biologist shall prepare a survey report/memorandum summarizing his/her findings and recommendations of the preconstruction survey. Any active nests observed during the survey shall be mapped on a current aerial photograph, including documentation of GPS coordinates, and included in the survey report/memorandum. The completed survey report/memorandum shall be submitted to the City of Newport Beach Community Development Department prior to construction-related activities that have the potential to disturb any active nests during the nesting season.</p>				
		<p>MM BIO-1: Applications for future housing development facilitated by the Project, where the City has determined a potential for impacts to special-status wildlife and plants species, shall be required to comply with the following mitigation framework:</p> <p>Prior to the issuance of any permit for future development consistent with the Project, a site-specific general biological resources survey shall be conducted to</p>	<p>If found to be applicable on a project-specific basis for future housing on the identified housing sites.</p> <p>Submittal during development review</p>	<p>City of Newport Beach Community Development Director</p>		

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		identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. A biological resources report shall be submitted to the City to document the results of the biological resources survey. The report shall include (1) the methods used to determine the presence of sensitive biological resources; (2) vegetation mapping of all vegetation communities and/or land cover types; (3) the locations of any sensitive plant or wildlife species; (4) an evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; and (5) an evaluation of the significance of any potential direct or indirect impacts from the proposed project. If potentially significant impacts to sensitive biological resources are identified, future project site grading and site plans shall incorporate project design features required by the applicant to minimize direct impacts on sensitive biological resources to the extent feasible, and the report shall also recommend appropriate mitigation to be implemented by the applicant to reduce the impacts to below a level of significance. The project design features shall be submitted to the Community Development Director or their designee for review and approval.	process; Prior to issuance of first permit.			
Threshold 4.3-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife Service or U.S. Fish and Wildlife Service.	General Plan Natural Resources (NR) Element Policies: NR 10.3, NR 10.4, NR 10.5, NR 10.6, NR 10.7, NR 10.9 (Banning Ranch) Local Coastal Program Policies: 4.1.1-13 Municipal Code: Chapter 13.08, 21.30, 21.20B, 21.52 Federal and State Regulatory Requirements determined on project-specific basis	MM BIO-1 would apply.	If found to be applicable on a project-specific basis for future housing on the identified housing sites. Submittal during development review process; Prior to	City of Newport Beach Community Development Director		

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			issuance of first permit.			
Threshold 4.3-3: Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	General Plan Natural Resources (NR) Element Policies: NR 10.3, NR 10.4, NR 10.5, NR 10.6, NR 10.9 (Banning Ranch), NR 13.1, NR 13.2 Local Coastal Program Policies: 2.1.7-2, 2.2.1-2 Municipal Code: Chapter 13.08, 21.30, 21.20B, 21.52 Federal and State Regulatory Requirements determined on project-specific basis	No mitigation.	-	-		
Threshold 4.3-4: Interfere substantially with the movement of any native or migratory fish or wildlife species; inhibit established native resident or migratory fish or wildlife corridors; or impede the use of native wildlife nursery sites.	General Plan Natural Resources (NR) Element Policies: NR 10.3, NR 10.4, NR 10.9 (Banning Ranch) Municipal Code: Chapter 7.26 Federal and State Regulatory Requirements determined on project-specific basis	No mitigation.	-	-		
Threshold 4.3-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	General Plan Natural Resources (NR) Element Policies: NR 10.3, NR 10.4, NR 10.5, NR 10.6, NR 10.7, NR 10.9 (Banning Ranch), NR 13.1, NR 13.2 General Plan Safety (S) Element Policies: S 6.3, S 6.4, S 6.5 Local Coastal Program Policies: 2.1.7-2, 2.2.1-2, 2.8.8-1, 2.8.8-2, 2.8.8-4, 4.1.1-2, 4.1.1-3, 4.1.1-6, 4.1.1-13, 4.1.1-17, 4.3-8	No mitigation.	-	-		
Threshold 4.3-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.	General Plan Natural Resources (NR) Element Policies: NR 10.3, NR 10.4 Local Coastal Program Policies: 4.1.1-2, 4.1.1-3, 4.1.1-13, 4.1.1-17, 4.3-8 Municipal Code: Chapter 13.08, 21.30, 21.20B, 21.52	No mitigation.	-	-		

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	Federal and State Regulatory Requirements determined on project-specific basis					
4.4: Cultural Resources						
Threshold 4.4-1: Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.	<p>General Plan Historical Resources (HR) Element Policies: HR 1.2, HR 1.4, HR 1.5, HR 1.6, HR 1.7</p> <p>General Plan Land Use (LU) Element Policies: LU 6.8.6</p> <p>Local Coastal Program Policies: 4.5.1-1, 4.5.1-2, 4.5.1-4</p> <p>Municipal Code: Chapter 21.20.105</p> <p>Newport Beach City Council Policy Manual: Places of Historical and Architectural Significance (K-2)</p>	<p>Note: There are no feasible mitigation measures to reduce this impact to a less than significant level. The following mitigation measure is applicable.</p> <p>MM CUL-1: Applications for future development facilitated by the Project, where the City has determined a potential for impacts to historic resources, shall be required to comply with the following mitigation framework: For any building/structures in excess of 50 years of age having its original structural integrity intact, the applicant shall retain a qualified professional historian to determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in State CEQA Guidelines Section 15064.5. A historical resource report shall be submitted by the applicant to the City and shall include the methods used to determine the presence or absence of historical resources, identify potential impacts from the proposed project, and evaluate the significance of any historical resources identified.</p>	<p>If found to be applicable on a project-specific basis for future housing on the identified housing sites.</p> <p>Determination made during development review process; Submittal of report as part of CEQA review.</p>	<p>Project Applicant</p> <p>City of Newport Beach Community Development Director</p>		
Threshold 4.4-2 : Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	<p>General Plan Historical Resources (HR) Element Policies: HR 2.1, HR 2.2, HR 2.3, HR 2.4</p> <p>General Plan Natural Resources (NR) Element Policies: NR 18.1, NR 18.3, NR 18.4</p>	<p>SC CUL-1: In compliance with City Council Policy K-5, prior to the issuance of a grading permit by the City of Newport Beach, the Applicant shall retain a qualified archaeologist to periodically monitor ground-disturbing activities onsite and provide documentation of such retention to the City of Newport Beach Community Development Director. The archaeologist shall train</p>	<p>If found to be applicable on a project-specific basis for future housing on the identified housing sites.</p>	<p>City of Newport Beach Community Development Director</p>		

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	<p>Local Coastal Program Policies: 4.5.1-1, 4.5.1-2, 4.5.1-3, 4.5.1-4, 4.5.1-5</p> <p>Municipal Code: Municipal Code: Chapter 21.20.105</p> <p>Newport Beach City Council Policy Manual: Paleontological and Archaeological Resource Protection Guidelines (K-5).</p>	<p>project construction workers on the types of archaeological resources that could be found in site soils. The archaeologist shall periodically monitor project ground-disturbing activities. During construction activities, if Native American resources (i.e., Tribal Cultural Resources) are encountered, a Cultural Resource Monitoring and Discovery Plan (CRMDP) shall be created and implemented to lay out the proposed personnel, methods, and avoidance/recovery framework for tribal cultural resources monitoring and evaluation activities within the project area. A consulting Native American tribe shall be retained and compensated as a consultant/monitor for the project site from the time of discovery to the completion of ground disturbing activities to monitor grading and excavation activities. If archaeological resources are encountered, all construction work within 50 feet of the find shall cease, and the archaeologist shall assess the find for importance and whether preservation in place without impacts is feasible. Construction activities may continue in other areas. If, in consultation with the City and affected Native American tribe (as deemed necessary), the discovery is determined to not be important, work will be permitted to continue in the area. Any resource that is not Native American in origin and that cannot be preserved in place shall be curated at a public, nonprofit institution with a research interest in the materials, such as the South Central Coastal Information Center at California State University, Fullerton.</p>	<p>During the development review process; Compliance with City requirements for archaeological, paleontological, and tribal cultural resources. Monitoring during ground disturbing activities.</p>			
		<p>MM CUL-2: Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project-level applicant for future development shall retain an archaeologist who meets the Secretary of the Interior’s Professional Qualifications</p>	<p>If found to be applicable on a project-specific basis for future housing on</p>	<p>Project Applicant City of Newport Beach Community Development Director</p>		

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		Standards for Archaeology to determine if site-specific development allowed under the General Plan Update could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. The investigation shall include, as determined appropriate by the archaeologist and the City of Newport Beach, an updated records search of the South Central Coastal Information Center of the California Historical Resources Information System, updated Native American consultation, and a pedestrian survey of the area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any archaeological resources within the development area and includes recommendations and methods for eliminating or avoiding impacts on archaeological resources or human remains. The measures shall include as appropriate, subsurface testing of archaeological resources and/or construction monitoring by a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe and/or the Native American Heritage Commission.	the identified housing sites. During the development review process; prior to ground-disturbing activities. Compliance with City requirements for archaeological, paleontological, and tribal cultural resources. Monitoring during ground disturbing activities.			
Threshold 4.4-3: Disturb any human remains, including those interred outdoors of dedicated cemeteries.	General Plan Historical Resources (HR) Element Policies: HR 2.1, HR 2.2, HR 2.3, HR 2.4 Local Coastal Program Policies: 4.5.1-2 Municipal Code: Municipal Code: Chapter 21.20.105 Newport Beach City Council Policy Manual: Paleontological and Archaeological Resource Protection Guidelines (K-5).	SC CUL-2: California Health and Safety Code Section 7050.5, CEQA Guidelines Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the project site, disturbance of the site shall be halted until the coroner has conducted an investigation into the circumstances, manner and cause of death, and the recommendations concerning the	If found to be applicable on a project-specific basis for future housing on the identified housing sites. Compliance with regulatory requirements during	City of Newport Beach Community Development Department		

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		treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.	ground disturbing activities.			
4.5: Energy						
Threshold 4.5-1: Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation.	General Plan Housing (H) Element Policies: Policy Action 5G General Plan Land Use (LU) Element Policies: LU 6.15.25 Municipal Code: Chapter 15.18	No mitigation.	-	-		
Threshold 4.5-2: Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency	General Plan Housing (H) Element Policies: Policy Action 5G General Plan Land Use (LU) Element Policies: LU 6.15.25	No mitigation.	-	-		
4.6: Geology and Soils						
Threshold 4.6-1: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based	General Plan Safety (S) Element Policies: S 4.7 General Plan Natural Resources (NR) Element Policies: NR 3.12 Municipal Code: Title 15, Chapter 15.04	No mitigation.	-	-		

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on other substantial evidence of a known fault.						
Threshold 4.6-2: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.	General Plan Safety (S) Element Policies: S 4.7 General Plan Natural Resources (NR) Element Policies: NR 3.12 Municipal Code: Title 15, Chapter 15.04	No mitigation.	-	-		
Threshold 4.6-3 : Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction, and landslides.	General Plan Safety (S) Element Policies: S 3.9, S 3.10, S 3.11, S 4.3, S 4.7 General Plan Natural Resources (NR) Element Policies: NR 3.12 Municipal Code: Title 15, Chapter 15.04	No mitigation.	-	-		
Threshold 4.6-4: Result in substantial soil erosion or the loss of top soil.	General Plan Safety (S) Element Policies: S 3.9, S 3.10, S 3.11, S 3.12, S 4.3 General Plan Natural Resources (NR) Element Policies: NR 3.9, NR 3.11, NR 3.12, NR 3.14, NR 3.15, NR 3.19, NR 3.20, NR 4.4 Municipal Code: Title 15, Chapter 15.04	No mitigation.	-	-		
Threshold 4.6-5: 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.	General Plan Safety (S) Element Policies: S 3.9, S 3.10, S 3.11, S 4.3, S 4.7 General Plan Natural Resources (NR) Element Policies: NR 3.12 Municipal Code: Title 15, Chapter 15.04	No mitigation.	-	-		
Threshold 4.6-6: Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating	General Plan Safety (S) Element Policies: S 3.9, S 3.10, S 3.11, S 4.3 General Plan Natural Resources (NR) Element Policies: NR 3.4, NR 3.9	No mitigation.	-	-		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
					Date	Initials
substantial direct or indirect risks to life or property.	Municipal Code: Title 15, Chapter 15.04					
Threshold 4.6-7: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	General Plan Historical Resources (HR) Element Policies: HR 2.1, HR 2.2, HR 2.3, HR 2.4 General Plan Natural Resources (NR) Element Policies: NR 18.1, NR 18.3, NR 18.4 Local Coastal Program Policies: 4.5.1-2, 4.5.1-5 Municipal Code: Chapter 21.20.105 Newport Beach City Council Policy Manual: Paleontological and Archaeological Resource Protection Guidelines (K-5).					
4.7: Greenhouse Gas Emissions						
Threshold 4.7-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	General Plan Natural Resources (NR) Element Policies: NR 6.1, NR 7.2, NR 8.1 Municipal Code: Chapter 15.19	Note: There are no feasible mitigation measures to reduce this impact to a less than significant level. The following mitigation measure is applicable. MM GHG-1: Prior to demolition, grading, or building permit approval, and in accordance with SCAQMD’s guidance, a project-specific Greenhouse Gas Emissions Assessment shall be prepared for residential developments that would exceed SCAQMD’s 3,000 MTCO ₂ e proposed threshold of significance (or those in place at the time of the development application). Future development shall mitigate GHG emissions to below SCAQMD’s thresholds of significance to the extent feasible.	If found to be applicable on a project-specific basis for future housing on the identified housing sites. Submittal during the development review process; Prior to issuance of the first permit.	City of Newport Beach Community Development Department		
Threshold 4.7-2: Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gas.	General Plan Natural Resources (NR) Element Policies: NR 6.1, NR 7.2, NR 8.1 Municipal Code: Chapter 15.19	There are no feasible mitigation measures to reduce this impact to a less than significant level.	-	-		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
					Date	Initials
4.8: Hazards and Hazardous Materials						
Threshold 4.8-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	General Plan Safety (S) Element Policies: S 7.6 Municipal Code: Chapter 9.04	No mitigation.	-	-		
Threshold 4.8-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	General Plan Safety (S) Element Policies: S 7.6 Municipal Code: Chapter 9.04	No mitigation.	-	-		
Threshold 4.8-3: Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school.	General Plan Safety (S) Element Policies: S 7.6 Municipal Code: Chapter 2.20, Chapter 9.04	No mitigation.	-	-		
Threshold 4.8-4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.	General Plan Safety (S) Element Policies: S 7.1, S 7.2 Municipal Code: Section 15.55.040 (Methane Overlay Zone)	No mitigation.	-	-		
Threshold 4.8-5: Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use	General Plan Safety (S) Element Policies: S 8.6 General Plan Land Use (LU) Element Policies: LU 6.15.3 Municipal Code: Chapter 20.080(F)	No mitigation.	-	-		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
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airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area						
Threshold 4.8-6: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	General Plan Safety (S) Element Policies: S 7.6 Municipal Code: Chapter 2.20	No mitigation.	-	-		
Threshold 4.8-7: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	General Plan Safety (S) Element Policies: S 6.2, S 6.7, S 6.4, S 6.5 Local Coastal Program Policies: 2.8.8-1, 2.8.8-2, 2.8.8-4 Municipal Code: Chapter 2.20, Chapter 9.04	No mitigation.	-	-		
4.9: Hydrology and Water Quality						
Threshold 4.9-1: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.	General Plan Natural Resources (NR) Element Policies: NR 1.1, NR 3.5, NR 3.7, NR 3.16, NR 4.1, NR 4.3, NR 3.11, NR 3.14, NR 3.15, NR 3.19 Local Coastal Program Policies: 4.3.2-1, 4.3.2-6, 4.3.2-7, 4.3.2-8, 4.3.2-12, 4.3.2-13, 4.3.2-14, 4.3.2-23 Municipal Code: Chapter 14.36	No mitigation.	-	-		
Threshold 4.9-2: Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin	General Plan Natural Resources (NR) Element Policies: NR 3.5, NR 4.1, NR 4.3, NR 3.4, NR 3.11, NR 3.14, NR 3.19, NR 3.20 Local Coastal Program Policies: 4.3.2-6, 4.3.2-9, 4.3.2-12, 4.3.2-13, 4.3.2-15, 4.3.2-17, 4.3.2-24 Municipal Code: Chapter 14.17	No mitigation.	-	-		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
					Date	Initials
Threshold 4.9-3: 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; ii) increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows.	General Plan Natural Resources (NR) Element Policies: NR 1.1, NR 3.4, NR 3.5, NR 3.9, NR 3.11, NR 3.14, NR 3.19, NR 3.20, NR 4.1, NR 4.3, NR 4.4 General Plan Safety (S) Element Policies: S 2.7, S 5.1, S 5.3 General Plan Land Use (LU) Element Policies: LU 6.4.10 Local Coastal Program Policies: 4.3.1-5, 4.3.1-7, 4.3.1-8, 4.3.2-1, 4.3.2-2, 4.3.2-6, 4.3.2-7, 4.3.2-8, 4.3.2-9, 4.3.2-10, 4.3.2-11, 4.3.2-12, 4.3.2-13, 4.3.2-14, 4.3.2-15, 4.3.2-17, 4.3.2-22, 4.3.2-23, 4.3.2-24 Municipal Code: Chapter 14.36, Chapter 15.50	No mitigation.	-	-		
Threshold 4.9-4: In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation.	General Plan Safety (S) Element Policies: S 2.7, S 3.9, S 3.10, S 3.11, S 3.12 S 5.1, S 5.3 General Plan Natural Resources (NR) Element Policies: NR 3.11 Local Coastal Program Policies: 4.3.1-5, 4.3.1-6, 4.3.1-7, 4.3.2-2, 4.3.2-6, 4.3.2-22 Municipal Code: Chapter 14.36, Chapter 15.50	No mitigation.	-	-		
Threshold 4.9-5: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan	General Plan Natural Resources (NR) Element Policies: NR 1.1, NR 3.5, NR 3.7, NR 3.16, NR 4.1 Local Coastal Program Policies: 4.3.2-6 Municipal Code: Chapter 14.36, Chapter 15.50	No mitigation.	-	-		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
					Date	Initials
4.10: Land Use and Planning						
Threshold 4.10-1: Physically divide an established community.	General Plan Land Use (LU) Element Policies: LU 2.3, LU 6.2.1, LU 6.2.5 Local Coastal Program Policies: 2.2.1-1, 2.2.1-3, 2.7-1	No mitigation.	-	-		
Threshold 4.10-2: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	General Plan Land Use (LU) Element Policies: LU 2.3, LU 3.8, LU 6.2.1, LU 6.2.3, LU 6.2.5, LU 6.14.2, LU 3.2, LU 5.1.2, LU 5.3.3, LU 5.6.1, LU 6.15.3 Local Coastal Program Policies: 2.1.1-1, 2.2.1-1, 2.2.1-2, 2.2.1-3, 2.2.2-1, 2.7-1, 2.7-2, 2.7-5	No mitigation.	-	-		
4.11: Noise						
Threshold 4.11-1: Result in the 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.	General Plan Noise (N) Element Policies: N 1.1, N 1.2, N 1.3, N 1.4, N 1.5, N 1.6, N 1.7, N 1.8, N 2.1, N 2.2, N 2.3, N 4.1, N 4.6, N 5.1 Municipal Code: Chapter 10.26. Section 10.28.040, Section 20.30.080.C, Section 20.30.080.F (John Wayne Airport)	There are no feasible mitigation measures to reduce this impact to a less than significant level.	-	-		
Threshold 4.11-2: Result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	General Plan Noise (N) Element Policies: N 1.1, N 1.2, N 1.3, N 1.4, N 1.5, N 1.6, N 1.7, N 1.8, N 2.1, N 2.2, N 2.3, N 4.1, N 4.6, N 5.1 Municipal Code: Chapter 10.26. Section 10.28.040, Section 20.30.080.C, Section 20.30.080.F	MM NOI-1: To avoid impacts to vibration sensitive land uses (i.e., non-engineered timber and masonry buildings) located within a 50-foot radius of pile driving activities, prior to demolition, grading, or building permit approval, the following measures shall be specified on the Project plans and implemented during construction: <ul style="list-style-type: none"> ▪ Pile driving within a 50-foot radius of vibration sensitive land uses shall utilize alternative installation methods (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers) such that vibration velocities from the alternative 	If found to be applicable on a project-specific basis for future housing on the identified housing sites. During the development review process; Prior to issuance of the first to	City of Newport Beach Community Development Director		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
					Date	Initials
		construction activity would fall below the 0.2 inch/second threshold. <ul style="list-style-type: none"> ▪ The preexisting condition of all vibration sensitive land uses within a 50-foot radius of proposed pile driving shall be documented during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by pile driving, if any. Fixtures and finishes susceptible to damage and within a 50-foot radius of pile driving shall be documented (photographically and in writing) prior to demolition, grading, or building permit approval. All damage shall be repaired/restored to its preexisting condition. 	demolition, grading, or building permit.			
Threshold 4.11-3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels.	General Plan Noise (N) Element Policies: N 1.2, N 1.5A, N 2.2, N 3.1, N 3.2 General Plan Land Use (LU) Element Policies: LU 6.15.3 Municipal Code: Chapter 10.26. Section 10.28.040, Section 20.30.080.C, Section 20.30.080.F (John Wayne Airport)	No mitigation.	-	-		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
					Date	Initials
4.12: Population and Housing						
Threshold 4.12-1: Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)	General Plan Land Use (LU) Element Policies: LU 1.4, LU 3.2, LU 6.2.3 Local Coastal Program Policies: 2.1.1-1, 2.1.10-1, 2.2.1-1, 2.2.1-2, 2.2.1-3, 2.2.2-1, 2.7-1, 2.7-2, 2.7-5	No mitigation.	-	-		
Threshold 4.12-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	General Plan Land Use (LU) Element Policies: LU 1.4, LU 3.2, 6.2.3 Local Coastal Program Policies: 2.1.1-1, 2.1.10-1, 2.2.1-1, 2.2.1-2, 2.2.1-3, 2.2.2-1, 2.7-1, 2.7-2, 2.7-5	No mitigation.	-	-		
4.13: Public Services						
Threshold 4.13-1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.	General Plan Land Use (LU) Element Policies: LU 2.8, LU 3.2, LU 6.1.1, LU 6.1.2, LU 6.2.5, LU 4.1 General Plan Safety (S) Element Policies: S 6.7 Municipal Code: Chapter 3.12, Chapter 9.04	No mitigation.	-	-		
Threshold 4.13-2: Result in substantial adverse physical impacts associated with the	General Plan Land Use (LU) Element Policies: LU 2.8, LU 3.2, LU 6.1.1, LU 6.1.2, LU 6.2.5, LU 4.1 General Plan Safety (S) Element Policies: S 6.7	No mitigation.	-	-		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
					Date	Initials
provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.	Municipal Code: Chapter 3.12					
Threshold 4.13-3: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.	General Plan Land Use (LU) Element Policies: LU 2.8, LU 3.2, LU 6.1.1, LU 6.1.2, LU 6.2.5, LU 4.1 General Plan Safety (S) Element Policies: S 6.7 Municipal Code: Chapter 19.48	No mitigation.	-	-		
Threshold 4.13-4: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for libraries.	General Plan Land Use (LU) Element Policies: LU 2.8, LU 3.2, LU 6.1.1, LU 6.1.2, LU 6.2.5, LU 4.1 General Plan Safety (S) Element Policies: S 6.7 Municipal Code: Chapter 3.12	No mitigation.	-	-		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
					Date	Initials
4.14: Recreation						
Threshold 4.14-1: Increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated	General Plan Recreation (R) Element Policies: R 1.1, R 1.2, R 2.1, R 2.2 General Plan Land Use (LU) Element Policies: LU 6.5.2, LU 6.15.13, LU 6.15.16 Local Coastal Program Policies: 3.2.1-3, 3.2.1-4, 3.2.2-3 Municipal Code: Chapter 19.52	No mitigation.	-	-		
Threshold 4.14-2: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	General Plan Recreation (R) Element Policies: R 1.1, R 1.2, R 2.1, R 2.2 General Plan Land Use (LU) Element Policies: LU 6.5.2, LU 6.15.13, LU 6.15.16 Local Coastal Program Policies: 3.2.1-3, 3.2.1-4, 3.2.2-3 Municipal Code: Chapter 19.52	No mitigation.	-	-		
4.15: Transportation						
Threshold 4.15-1: Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.	General Plan Circulation (CE) Element Policies: CE 1.1.1, CE 1.1.2, CE 2.1.2, CE 2.2.5, CE 2.3.3, CE 5.2.6, CE 5.2.7, CE 5.2.11, CE 5.4.1, CE 5.4.6, CE 7.1.4, CE 7.1.5, CE 7.1.7, CE 8.1.1, CE 8.1.9, CE 8.1.13, CE 8.1.14, CE 9.1.9, CE 9.1.10, CE 9.1.12 General Plan Land Use (LU) Element Policies: LU 6.15.18, LU 6.15.19, LU 6.15.20 Local Coastal Program Policies: 2.9.1-2, 2.9.1-3, 2.9.1-10, 2.9.2-4, 2.9.3-1, 2.9.3-2, 2.9.3-3, 2.9.3-5, 2.9.3-6, 2.9.3-7, 2.9.3-10, 2.9.3-11, 2.9.3-14 Municipal Code: Chapter 15.40, Chapter 20.44 Newport Beach City Council Policy Manual: Traffic Management Policy (L-26)	No mitigation.	-	-		
Threshold 4.15-2: Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	General Plan Circulation (CE) Element Policies: CE 7.1.1, CE 7.1.2 Municipal Code: Chapter 20.44	MM TRANS-1: Vehicle Miles Traveled (VMT). Prior to issuance of a building permit, one or more of the following measures shall be implemented to reduce VMT-related impacts associated with future projects that are	If found to be applicable on a project-specific basis for future housing on	City of Newport Beach Community Development		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
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	Newport Beach City Council Policy Manual: Traffic Management Policy (L-26)	<p>not able to be screened out of the VMT analysis process such that the development's VMT is below the low VMT thresholds recommended by the Office of Planning and Research or adopted by the City of Newport Beach at the time of the development application:</p> <ul style="list-style-type: none"> ▪ Modify the project's-built environment characteristics to reduce VMT generated by a project. ▪ Implement Transportation Demand Management strategies pursuant to reduce VMT generated by a project. ▪ Participate in a Fair Share Traffic Impact Fee program or VMT mitigation banking program, if available. <p>Examples of potential measures to reduce VMT include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Improve or increase access to transit. ▪ Increase access to common goods and services, such as groceries, schools, and daycare. ▪ Incorporate affordable housing into the project. ▪ Orient the project toward transit, bicycle, and pedestrian facilities. ▪ Improve pedestrian or bicycle networks, or transit service. ▪ Provide traffic calming. ▪ Provide bicycle parking. ▪ Limit or eliminate parking supply. ▪ Unbundle parking costs. ▪ Implement or provide access to a commute reduction program. ▪ Provide car-sharing, bike sharing, and ride-sharing programs. ▪ Provide transit passes. 	<p>the identified housing sites in the Coastal Zone.</p> <p>Submittal during the development review process; Prior to issuance of the first permit.</p>	Department and Public Works Department		
Threshold 4.15-3: Increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or	General Plan Circulation (CE) Element Policies: CE 2.2.5, CE 2.2.7, CE 2.2.8, CE 5.4.1, CE 5.4.2, CE 8.1.10 Municipal Code: Chapter 9.04	No mitigation.	-	-		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
					Date	Initials
incompatible uses (e.g. farm equipment)						
Threshold 4.15-4: Result in inadequate emergency access.	General Plan Circulation (CE) Element Policies: CE 2.2.7 Municipal Code: Chapter 9.04	No mitigation.	-	-		
4.16: Tribal Cultural Resources						
Threshold 4.16-1: 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: a) 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) 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 Resources Code section	General Plan Historical Resources (HR) Element Policies: HR 2.1, HR 2.2, HR 2.3, HR 2.4 General Plan Natural Resources (NR) Element Policies: NR 18.1, NR 18.3, NR 18.4 Local Coastal Program Policies: 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-5 Municipal Code: Chapter 21.20.105 Newport Beach City Council Policy Manual: Paleontological and Archaeological Resource Protection Guidelines (K-5).	SC CUL-1: In compliance with City Council Policy K-5, prior to the issuance of a grading permit by the City of Newport Beach, the Applicant shall retain a qualified archaeologist to periodically monitor ground-disturbing activities onsite and provide documentation of such retention to the City of Newport Beach Community Development Director. The archaeologist shall train project construction workers on the types of archaeological resources that could be found in site soils. The archaeologist shall periodically monitor project ground-disturbing activities. During construction activities, if Native American resources (i.e., Tribal Cultural Resources) are encountered, a Cultural Resource Monitoring and Discovery Plan (CRMDP) shall be created and implemented to lay out the proposed personnel, methods, and avoidance/recovery framework for tribal cultural resources monitoring and evaluation activities within the project area. A consulting Native American tribe shall be retained and compensated as a consultant/monitor for the project site from the time of discovery to the completion of ground disturbing activities to monitor grading and excavation activities. If archaeological resources are encountered, all construction work within 50 feet of the find shall cease, and the archaeologist shall assess the find for importance and whether preservation in place without impacts is feasible. Construction activities may continue in other areas. If, in consultation with the City and affected Native	If found to be applicable on a project-specific basis for future housing on the identified housing sites. Determination made during development review process; Submittal of report as part of CEQA review.	Project Applicant City of Newport Beach Community Development Director		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
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5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		American tribe (as deemed necessary), the discovery is determined to not be important, work will be permitted to continue in the area. Any resource that is not Native American in origin and that cannot be preserved in place shall be curated at a public, nonprofit institution with a research interest in the materials, such as the South Central Coastal Information Center at California State University, Fullerton.				
		SC CUL-2: California Health and Safety Code Section 7050.5, CEQA Guidelines Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the project site, disturbance of the site shall be halted until the coroner has conducted an investigation into the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.	If found to be applicable on a project-specific basis for future housing on the identified housing sites. Compliance with regulatory requirements during ground disturbing activities.	City of Newport Beach Community Development Director		
		MM TCR-1: Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any tribal, cultural, or archaeological resources during ground-disturbing activities for future development facilitated by the Project, the applicant shall immediately	If found to be applicable on a project-specific basis for future housing on	City of Newport Beach Community Development Department		

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
Impact Thresholds	General Plan Policies, Local Coastal Program Coastal Land Use Plan (Local Coastal Program) Policies, Regulatory Requirements	Mitigation Measures (MM)/Conditions of Approval	Implementation Timing	Responsible Party for Implementation/ Approval	Verification	
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		<p>cease such activities in the immediate vicinity. The find will then be assessed by a qualified archeologist retained by the applicant and a tribal monitor/consultant approved by the consulting tribe. The applicant shall promptly notify the City Planning Division to the discovery of resources. If the resources are Native American in origin, the consulting tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the tribe will request preservation in place or recovery for educational purposes. At the direction of the qualified archaeologist and tribal monitor/ consultant, and in coordination with the Planning Division, work may continue on other parts of the affected site while evaluation and, if necessary, additional protective measures are completed at the affected portion of the site pursuant to State CEQA Guidelines Section 15064.5(f). If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time and funding to allow for sufficient implementation of avoidance measures must be made available. The treatment plan established for the resources shall be in accordance with State CEQA Guidelines Section 15064.5(f) for historical resources.</p> <p>Preservation in place (i.e., avoidance) is the preferred manner of treatment upon identification of unique archeological resources (PRC §21083.2(b)). If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All tribal cultural resources shall be returned to the consulting tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non- profit institution with a research interest in the</p>	<p>the identified housing sites.</p> <p>During ground-disturbing and excavation activities.</p>			

City of Newport Beach General Plan Housing Implementation Program Mitigation Monitoring and Reporting Program						
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		<p>materials. Acceptance and curation of the historic archeological materials will be at the discretion of the institution. If no institution accepts the archaeological material, they shall be offered to the consulting tribe or the responsible public or private institution with suitable repository for educational purposes.</p> <p>MM TCR-2: If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the Community Development Department shall be notified. The project-level applicant shall retain an archaeologist who meets the U.S. Secretary of the Interior’s Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less than significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the U.S. Secretary of the Interior’s Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 form and filed with the appropriate Information Center.</p>				
			<p>If found to be applicable on a project-specific basis for future housing on the identified housing sites.</p> <p>During ground-disturbing and excavation activities.</p>	<p>City of Newport Beach Community Development Department</p>		
4.17: Utilities						
Threshold 4.17-1: Require or result in the relocation or construction of new or	General Plan Natural Resources (NR) Element Policies: NR 1.2 Municipal Code: Chapter 21.20.105	No mitigation.	-	-		

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expanded water facilities, the construction of which could cause significant environmental effects.						
Threshold 4.17-2: Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	General Plan Natural Resources (NR) Element Policies: NR 1.1, NR 1.2 General Plan Land Use (LU) Element Policies: LU 2.8, LU 3.2 Municipal Code: Chapter 14.16, Chapter 14.17	There are no feasible mitigation measures to reduce this impact to a less than significant level.	-	-		
Threshold 4.17-3: Require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction of which could cause significant environmental effects.	General Plan Natural Resources (NR) Element Policies: NR 1.1, NR 1.2, LU 2.8, NR 3.4, NR 3.11, NR 3.15 General Plan Land Use (LU) Element Policies: LU 2.8, LU 3.2, LU 6.4.10 Municipal Code: Chapter 14.36	No mitigation.	-	-		
Threshold 4.17-4: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments	General Plan Natural Resources (NR) Element Policies: NR 3.11, NR 3.15 General Plan Land Use (LU) Element Policies: LU 2.8 Municipal Code: Chapter 14.36	No mitigation.	-	-		
Threshold 4.17-5: Require or result in the relocation or construction of new or expanded storm water drainage facilities, the construction of	General Plan Natural Resources (NR) Element Policies: NR 1.1, NR 1.2, NR 3.4, NR 3.11, NR 3.15 General Plan Land Use (LU) Element Policies: LU 2.8, LU 3.2, LU 6.4.10 Municipal Code: Chapter 19.28.080, Chapter 21.35	SC UTIL-1: The project shall be required to comply with the City of Newport Beach Municipal Code Chapter 14.16 related to water conservation and supply level regulations in effect during the construction and operation of the project, and Municipal Code Chapter 14.17 with respect to water-efficient landscaping.	Submittal during the development review process; Prior to issuance of the first permit and first	City of Newport Beach Community Development Department		

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which could cause significant environmental effects			Certificate of Occupancy.			
		SC UTIL-2: The project shall be required to comply with Section 19.28.080 (Storm Drains) of the City’s Municipal Code which requires developers to design and construct all drainage facilities necessary for the removal of surface water from the site (e.g., open/closed channels, catch basins, manholes, junction structures), and to protect off-site properties from a project’s water runoff. The storm drain system must be designed in accordance with the standards of the Orange County Flood Division. A drainage fee is also charged to fund improvements to the City’s drainage facilities.	Submittal during the development review process; Prior to issuance of the first permit and first Certificate of Occupancy. Evidence of payment of fees.	City of Newport Beach Community Development Department		
		SC UTIL-3: The Applicant shall prepare and obtain approval of a Construction and Demolition Waste Management Plan (CDWMD) for the project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from construction. The CDWMP shall include options to divert from landfill disposal, nonhazardous materials for reuse or recycling by a minimum of 65 percent of total weight or volume.	Submittal during the development review process; Prior to issuance of the first permit and first Certificate of Occupancy. Evidence of payment of fees.	City of Newport Beach Community Development Department		
Threshold 4.17-6: Require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunication facilities, the construction of which could cause significant environmental effects.	General Plan Land Use (LU) Element Policies: LU 2.8, LU 3.2, LU 6.4.10 Municipal Code: Chapter 20.49, Chapter 21.49	No mitigation.	-	-		
Threshold 4.17-7: Generate solid waste in excess of State and local standards, or in excess of the capacity of local	General Plan Land Use (LU) Element Policies: LU 2.8 Municipal Code: Chapter 12.63.030, Chapter 20.30.120	No mitigation.	-	-		

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infrastructure, or otherwise impair the attainment of solid waste reduction goals.						
Threshold 4.17-8: Comply with federal, State, and local management and reduction statutes and regulations related to solid waste.	General Plan Land Use (LU) Element Policies: LU 2.8 Municipal Code: Chapter 12.63.030, Chapter 20.30.120	No mitigation.	-	-		
4.18: Wildfire						
Threshold 4.18-1: If located in or near State Responsibility Areas (SRAs) or lands classified as Very High Fire Hazard Severity Zones (VHFHSZ), would the Project substantially impair an adopted emergency response plan or emergency evacuation plan.	General Plan Safety (S) Element Policies: S 7.6 Local Coastal Program Policies: 2.8.1-2, 2.8.1-3, 2.8.8-3, 2.8.8-4, 2.8.8-6 Municipal Code: Chapter 2.20.050, Chapter 9.04, Chapter 15.04.	MM W-1: Prior to issuance of a grading permit for sites within or adjacent to a Very High Fire Hazard Safety Zone (VHFHSZ), the project applicant shall prepare a Fire Protection Plan (FPP). Prior to preparation of an FPP, the project applicant shall coordinate with City of Newport Beach Fire Department to ensure that modeling of the FPP and design of the Project is appropriate to meet the requirements and standards of the City. The FPP shall be subject to the review and approval from the Fire Department. The FPP shall assess the Project's compliance with current regulatory codes and ensure that impacts resulting from wildland fire hazards have been adequately mitigated. The FPP shall also specifically identify the need for fire protection systems, water availability for structural firefighting, construction requirements, fire department access, locations and spacing of fire hydrants, fire-smart landscaping, and appropriate defensible space around structures (Fuel Modification Zones).	If found to be applicable on a project-specific basis for future housing on the identified housing sites. Submittal during the development review process; prior to issuance of first permit and Certificate of Occupancy.	City of Newport Beach Community Development Department and Fire Department		
Threshold 4.18-2 If located in or near State Responsibility Areas (SRAs) or lands classified as Very High Fire Hazard Severity Zones (VHFHSZ),	General Plan Safety (S) Element Policies: S 6.2, S 6.3, S 6.4, S 6.5 Local Coastal Program Policies: 2.8.1-1, 2.8.1-2, 2.8.1-3, 2.8.8-3, 2.8.8-4, 2.8.8-6 Municipal Code: Chapter 2.20.050, Chapter 9.04, Chapter 15.04.	MM W-1	If found to be applicable on a project-specific basis for future housing on	City of Newport Beach Community Development Department and Fire Department		

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would the Project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.			the identified housing sites. Submittal during the development review process; prior to issuance of first permit and Certificate of Occupancy.			
Threshold 4.18-3 If located in or near State Responsibility Areas (SRAs) or lands classified as Very High Fire Hazard Severity Zones (VHFHSZ), would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	General Plan Safety (S) Element Policies: S 6.2, S 6.3 Local Coastal Program Policies: 2. 2.8.1-3, 2.8.8-1, 2.8.8-2	No mitigation.	-	-		
Threshold 4.18-4 If located in or near State Responsibility Areas (SRAs) or lands classified as Very High Fire Hazard Severity Zones (VHFHSZ), would the Project expose people or structures, to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	General Plan Safety (S) Element Policies: S 6.2 General Plan Land Use (LU) Element Policies: LU 5.6.4 Local Coastal Program Policies: 2.8.8-3, 2.8.8-4 Municipal Code: Chapter 2.20.050, Chapter 9.04, Chapter 15.04	No mitigation.	-	-		

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Notes: ¹ Action 5G is referenced from the City of Newport Beach Housing Element. Acronyms: The following acronyms denote what element from the City of Newport Beach General Plan policies are referenced from. LU = Land Use Element HR = Historical Resources CE = Circulation Element R = Recreation Element NR = Natural Resource Element S = Safety Element N = Noise Element						