

**HILTON HOTEL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**
13624-13650 Harbor Boulevard
Garden Grove, California

General Plan Amendment No. GPA-002-2018
Amendment No. A-024-2018
Site Plan No. SP-056-2018
Conditional Use Permit No. CUP-134-2018
Lot Line Adjustment No. LLA-018-2018



Lead Agency:
City of Garden Grove
Community Development Department
11222 Acacia Parkway
Garden Grove, California 92840

Applicant:
Garden Grove Hotel, LLC
2439 Manhattan Place, Suite 221
Harley, Louisiana 70058
(504) 371-6666

October 24, 2018

Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (date and signature required)
5 Cultural Resources			
<p>Measure: CUL-1 Unknown Archaeological Resources. In the event that archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated the find in accordance with federal, State, and local guidelines to determine whether the find constitutes a “unique archaeological resource,” as defined in Section 21083.2(g) of the California Public Resources Code. Construction personnel shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. The found deposits shall be treated in accordance with federal, State, and local guidelines, including those set forth in Public Resources Code Section 21083.2.</p> <p>Prior to commencement of grading activities, the City of Garden Grove Community and Economic Development Department, or designee, shall verify that all project grading and construction plans include specific requirements regarding California Public Resources Code Section 21083.2 and the treatment of archaeological resources as specified above.</p>	Construction Contractor/Developer	During excavation, grading, or construction	
<p>Measure: CUL-2 Unknown Paleontological Resources. In the event that paleontological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet (ft) of the find until a qualified paleontologist (i.e., a practicing paleontologist that is recognized in the paleontological community and is proficient in vertebrate paleontology) has evaluated the find in accordance with federal, State, and local guidelines. Construction personnel shall not collect or move any paleontological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. If any fossil remains are discovered prior to commencement of grading activities, the</p>	Construction Contractor/Developer	During excavation, grading, or construction	

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Director of the City Community and Economic Development Department, or designee, shall verify that all project grading and construction plans specify federal, State, and local requirements related to the unanticipated discovery of paleontological resources as stated above.			
8 Hazards and Hazardous Materials			
<p>Measure: HAZ-1 Soil Management Plan and Health and Safety Plan. Prior to issuance of any grading permit, the Project Applicant shall prepare a Soil Management Plan and a Health and Safety Plan for review and approval by the GGFD. The primary goal of a Soil Management Plan is to minimize risks to owners, developers, and human health and the environment by providing a pre-approved plan for disturbing known or suspected contaminated areas at a construction site. The Health and Safety Plan is a written document that describes the process for identifying the physical and health hazards that could harm workers, procedures to prevent accidents, and steps to take when accidents occur. The Soil Management Plan and Health and Safety Plan shall be consistent with local, State, and federal regulations including but not limited to the requirements of the California Occupational Safety and Health Act (Cal/OSHA) and shall encompass all subsurface soil disturbance activities. The Project Applicant's Construction Contractor (Construction Contractor) shall comply with all requirements detailed in the Soil Management Plan and the Health and Safety Plan during construction. At a minimum, the Soil Management Plan and Health and Safety Plan shall include the following components:</p> <ul style="list-style-type: none"> • A summary of all potential risks to construction workers, monitoring programs, maximum limits for all site chemicals, and emergency procedures. • Procedures for handling excavated soil and/or waste, sampling requirements, management and 	City of Garden Grove Community and Economic Development Department Director, or designee/Project/Applicant (or their Construction Contractor)	Prior to commencement of grading activities and issuance of any building permits	

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<p>disposal of contaminated material, and documentation of the disturbance activity.</p> <ul style="list-style-type: none"> • A requirement that during all subsurface excavation activities, field technicians shall continuously monitor the soil as it is being excavated with appropriate field instruments. • A requirement that during all subsurface excavation activities, chemicals of concern associated with petroleum hydrocarbon contaminants shall be continuously monitored and compared to appropriate levels of concern (e.g., Permissible Exposure Levels [PELs], Threshold Limit Values [TLVs], or concentrations Immediately Dangerous to Life and Health [IDLH] in the breathing zone). • Identification of a Site Health and Safety Officer. • Methods of contact, phone number, office location, and responsibilities of the Site Health and Safety Officer. • Specification that the Site Health and Safety Officer shall be contacted immediately by the Construction Contractor if evidence of contaminants is present. • Emergency Response Plan. 			
<p>Measure: HAZ-2 Discovery of Potentially Hazardous Materials. During construction activities, the Construction Contractor shall immediately notify the Director of the Orange County Environmental Health Care Agency (OCHCA) Environmental Health Division, or designee, and the</p>	City of Garden Grove Community and Economic Development	During all construction activities including, without limitation,	

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<p>GGFD if any contaminated soil, groundwater, toxic materials, subsurface tanks/piping, or potentially hazardous materials are encountered. The OCHCA shall determine the appropriate procedures for handling and disposal of the materials in accordance with local, State, and federal regulations. In the event that contaminated materials are encountered during grading activities, all work within that immediate area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up remedial and clean-up measures are implemented so as to render that area suitable for work to resume.</p>	<p>Department Director, or designee/Project/Applicant (or their Construction Contractor)</p>	<p>excavation, grading, and construction</p>	
12 Noise			
<p>Measure: NOI-1 Construction Noise. Prior to issuance of building permits, the City Community and Economic Development Director, or designee, shall verify that grading and construction plans include the following requirements to ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved:</p> <ul style="list-style-type: none"> • Construction activities occurring as part of the project shall be subject to the limitations and requirements of the GGMC, which states that construction activities shall occur only between the hours of 7:00 a.m. and 10:00 p.m. • During all project area excavation and on-site grading, the Construction Contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. 	<p>Director of the City of Garden Grove Community and Economic Development Department and Public Work's Director, or appropriate designees.</p>	<p>Prior to issuance of building and grading permits</p>	

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Measure: NOI-2. Prior to issuance of building permits, the project proponent shall demonstrate to the Building Official's satisfaction that the proposed building shell and window assemblies will achieve an exterior-to-interior noise reduction that will meet the requirements of Section 1207.4 (Allowable Interior Noise Levels) in Chapter 12 (Interior Environment) of the 2016 California Building Code.	City of Garden Grove Building Official and applicant/developer	Prior to issuance of building and grading permits	
Measure: NOI-3. To accommodate a "window closed" condition, in accordance with the requirements of Section 120.1(a) through 120.1(e) of the 2016 California Building Code, all habitable hotel rooms shall be equipped with appropriate mechanical ventilation.	City of Garden Grove Building Official and applicant/developer	Prior to issuance of building and grading permits	
Measure: NOI-4. Windows and sliding glass doors will require a minimum STC rating of 31 or higher on all the floors.	City of Garden Grove Building Official and applicant/developer	Prior to issuance of building and grading permits	

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17 Tribal Cultural Resources			
<p>Measure: TCR-1 Tribal Cultural Resources: Monitoring Procedures. Prior to commencement of any grubbing or grading activities, the Project Applicant shall present evidence to the City Director of the Economic and Community Development Department, or designee, that a qualified Native American monitor has been retained to provide Native American monitoring services for any construction activities that may disturb native soils. The Native American monitor shall be selected by the Project Applicant from the list of certified Native American monitors maintained by the Gabrieleno Band of Mission Indians – Kizh Nation. The Native American monitor shall be present at the pre-grading conference to establish procedures for tribal cultural resource surveillance. Those procedures shall include provisions for temporarily halting or redirecting work to permit sampling, identification, and evaluation of resources deemed by the Native American monitor to be “tribal cultural resources” as defined in Public Resources Code Section 21074. These procedures shall be reviewed and approved by the City Director of the Economic and Community Development Department, or designee, prior to commencement of any surface disturbance on the project site. If prehistoric cultural resources are recovered, all tribal groups participating in the monitoring shall have input as to treatment, and all materials will be reburied on site at a location deep enough not to be disturbed in the future. Native American monitoring shall cease if bedrock or loose sediments that can be demonstrated to be more than 10,000 years old are encountered.</p>	<p>Applicant/ City Director of the Economic and Community Development Department.</p>	<p>Prior to any grubbing or grading activities</p>	