

**MITIGATION MONITORING AND REPORTING PROGRAM  
ENVIRONMENTAL DOCUMENT REFERENCE NUMBER (SCH 2021110122)**

**PROJECT NAME:** The Cove at El Niguel Residential Project

**PROJECT LOCATION:** 30667 Crown Valley Parkway in Laguna Niguel, Orange County, California 92677

**PROJECT DESCRIPTION:** The Project Applicant proposes to construct 22 three-story condominium style homes configured in 6 triplex and 2 duplex buildings on approximately 2 acres, and approximately 2.2 acres of open space consistent with the existing City General Plan and Zoning Code designation. The Applicant seeks approval of (1) Tentative Tract Map TTM 17721 (TTM 17721), (2) Minor Adjustment, and (3) Site Development Permit (SP 16-04) including Alternative Development Standards.

**LEAD AGENCY:** City of Laguna Niguel

**CONTACT PERSON/ TELEPHONE NO.:** Amber Gregg, Contract Planner | (714) 744-7231

**APPLICANT:** Laguna Niguel Properties

**CONTACT PERSON/ TELEPHONE NO.:** Michael Recupero | (714) 272-9278

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<b>Aesthetics</b>						
PDF AES-1	The Project is to be subdivided into two lots, Lot 1 and Lot “A”. Lot 1 includes the 2-acre residential area and Lot “A” includes the 2.2-acre area of open space, which consists of the previous remediated landslide area and includes the 30-foot earthen “buttress” (a design feature previously approved for geotechnical assurance of future landslide), planted erosion control, and installed storm drain system. Since Lot A is a lettered lot on the tentative tract map and no residential development is allowed on lettered lots, no					

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	residential development would occur on the remediated hillside.					
PDF AES-2	The Project will include architectural design elements indicative of Spanish architecture such as simple asymmetrical forms, arched entries, predominantly stucco wall finishes, and shallow gabled ‘S’ tile roofs that work together to showcase the building elevations. Similarly, grouping of accent windows and vertical forms of openings will reinforce this characteristic. Additional design elements including material blending of slump stone, simulated wood corbels, shutters, shaped wood trims and posts, decorative metal railings and downspouts were specifically chosen to enhance the overall design character on every side of each building. A representative architectural rendering of the Project is presented in Figure 4.1.A – Architectural Rendering, and a sample building elevation is presented in Figure 4.1.B – Building Elevation-Duplex and Figure 4.1.B – Building Elevation-Triplex.					
PDF AES-3	Vegetation to be planted within Lot 1 will implement a landscape plan themed with drought tolerant grasses, shrubs and trees. The resulting pallet of vegetation will blend in with the existing vegetation planted in Lot “A,” and help to soften the hardscape design elements of the Project buildings. The landscape plan is presented in Figure 4.1.D Landscape Plan.					
PDF AES-4	The Project Lighting Plan has been designed to provide adequate, safe nighttime lighting for residents and guests					

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	while minimizing spillover lighting onto adjacent properties. A conceptual lighting plan is presented in Figure 4.1.E Lighting Plan and the final lighting plan shall be approved by the Staff in conformance with City standards.					
<b>Air Quality</b>						
SCA AQ-1	The Project would adhere to applicable SCAQMD rules during construction including: Rule 402 prohibiting the discharge of air contaminants or other materials which cause a nuisance; Rule 403 requiring best available control measures be applied to earth moving and grading activities to reduce the amount of particulate matter emitted into the air as a result of human-made fugitive dust sources; and Rule 1113 requiring compliance with current standards to limit the content of VOC in architectural coatings.					
SCA AQ-2	The Project would adhere to existing, applicable, CALGreen building code standards as they relate to reducing Project operational energy use, indirectly reducing impacts to air quality.					
<b>Biological Resources</b>						
PDF BIO-1	The Project is to be subdivided into two lots, Lot 1 and Lot A. Lot 1 includes the 2-acre residential area and Lot A includes the 2.2-acre area of open space which consists of the previous remediated landslide and includes the 30-foot earthen “buttress” (a design feature approved for geotechnical assurance of future landslide), planted erosion					

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	control, and installed storm drain system. Since Lot A is a lettered lot on the tentative tract map and no residential development is allowed on lettered lots, no residential development would occur on the remediated hillside.					
MM BIO-1	<p>If construction is started during the typical avian breeding season ((February 15 to August 31 for songbirds; January 15 to August 31 for raptors), a qualified biologist shall conduct a nesting bird survey within all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), to identify any potential nesting activity within 3 days before start of construction.</p> <p>If active nests are identified, the biologist would establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The on-site biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report</p>	Pre-Construction/ Disturbances – Applicant/ Project Biologist	Pre-Construction/ Disturbances – City			

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	shall be prepared and submitted to City for mitigation monitoring compliance record keeping.					
<b>Cultural Resources</b>						
MM CUL-1	Prior to the issuance of grading permits, the applicant will retain a qualified archaeological monitor who will prepare an Archaeological Resources Mitigation Monitoring Plan. The qualified archaeological monitor will attend all pre-grading meetings to inform the grading and excavation contractors of the archaeological resources mitigation program and will instruct them with respect to its implementation. The qualified archaeological monitor will be on-site during grading within native soil that has the potential to yield archaeological resources. If such resources are discovered and are in danger of loss and/or destruction, the qualified archaeological monitor will recover them. In instances where recovery requires an extended salvage time, the qualified archaeological monitor will be allowed to temporarily direct, divert, or halt grading to allow recovery of resource(s) in a timely manner. Recovered archaeological resources, along with copies of pertinent field notes, photographs, and maps, will be deposited in a certified curation facility that meets the standards of the California Office of Historical Preservation. The resources will be recorded in the California Archaeological Inventory Database. Should archaeological resources with ties to Native Americans be discovered, the archaeological monitor will immediately	Prior to Issuance of Grading Permit – Applicant/ Project Archeologist	Prior to Issuance of Grading Permit – City			

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	notify the City and the most likely tribal representative for the area if not already present during monitoring activities. A final monitoring report will be submitted to the City within 30 days of the end of monitoring activities.					
MM CUL-2	Human Remains. Consistent with the requirements of CCR Section 15064.5(e), if human remains are encountered during site disturbance, grading, or other construction activities on the Project site, the construction contractor shall halt work within 25 feet of the discovery; all work within 25 feet of the discovery shall be redirected and the Orange County (County) Coroner notified immediately. No further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the City, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 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. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD identified by the NAHC to develop an agreement for the	During Grading – Applicant/ Cultural Monitor	During Grading – City			

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	treatment and disposition of the remains. Upon completion of the assessment, the consulting archaeologist shall prepare a report documenting the methods and results and provide recommendations regarding the treatment of the human remains and any associated cultural materials, as appropriate, and in coordination with the recommendations of the MLD. The report shall be submitted to the City Development Services Director, or designee, and the South Central Coastal Information Center. The City Development Services Director, or designee, shall be responsible for reviewing any reports produced by the archaeologist to determine the appropriateness and adequacy of the findings and recommendations.					
<b>Energy</b>						
PDF EN-1	The Project would be required to adhere to applicable California Building Code, Title 24, Part 6, energy efficiency standards.					
<b>Geology and Soils</b>						
PDF GEO-1	The Project is to be subdivided into two lots, Lot 1 and Lot A. Lot 1 includes the 2-acre residential area and Lot A includes the 2.2-acre area of open space which consists of the previously remediated landslide and includes the 30-foot earthen “buttress” (a design feature previously approved and installed for geotechnical assurance of future landslide), planted erosion control, and installed storm drain system. Since Lot A is a lettered lot on the tentative tract map and no residential development is allowed on					

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	lettered lots, no residential home construction would occur on the remediated hillside.					
PDF GEO-2	<p>The residential building pads within Lot 1 will include Mechanically Stabilized Earth (MSE) walls up to 15.5 feet tall along the west perimeter of Lot 1 and 3.5 feet to 6 feet high along the east perimeter of Lot 1. The perimeter MSE walls bounding the west margin of the building pads and the 2:1 (horizontal:vertical) cut slope at the southwest margin of the building pads will be located at the toe of the compacted fill buttress built to stabilize the Via Estoril Landslide remediation.</p> <p>In addition to the MSE walls, a series of retaining walls is proposed. On the north perimeter of Lot 1, a two-tier retaining wall is proposed. The upper tier retaining wall is up to 5 feet high and the lower tier retaining wall is 3.5 feet to 6 feet high. Up to 6-foot high radiant heat walls with or without retaining walls up to 4.3 feet high are also proposed surrounding Buildings 4 and 5 located on the south portion of Lot 1. An up to 6.5-foot-high retaining wall is also proposed on the west side of Building 5. An up to 2-foot-high retaining wall is proposed to be constructed along the 15-foot-wide access road located on the southeast side of Lot A adjacent to the proposed MSE walls along the west perimeter of Lot 1. All proposed slopes will have a slope ratio of 2:1 (horizontal:vertical) and if supporting a MSE or retaining wall, material must be approved fill.</p>					



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	MSE walls and retaining walls must be designed in accordance with the recommendations included in the Geotechnical Reports.					
PDF GEO-3	Prior to the issuance of a grading permit, the Applicant shall prepare a final geotechnical report based on the final rough grading plans and the final geotechnical report shall incorporate all of the recommendations included in the preliminary geotechnical reports included in Appendix F. The preliminary geotechnical reports included in Appendix F have established that the site is geotechnically suitable for development and a final geotechnical report is required to ensure all construction-level geotechnical recommendations and design parameters are included on the final rough grading plans.					
SCA GEO-1	Applicant shall comply with the most current City building codes and CBC requirements, which stipulates appropriate seismic design provisions that shall be implemented with Project design and construction such as but not limited to the following: <ul style="list-style-type: none"> <li>• Temporary cuts shall be 1:1 (horizontal:verticle) and limited to 4 feet high.</li> <li>• All buildings shall be designed with structural slabs/mat slabs to account for expansive and other soil influences.</li> <li>• All walls shall be provided with an adequate backdrain system.</li> </ul>					

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	<ul style="list-style-type: none"> <li>All retaining walls shall be waterproofed from above the highest point of earth retained to the heel of the foundation or pile grade beam.</li> <li>Retaining wall backfill shall be placed in thin lifts (6 to 8 inches) and compacted by mechanical means.</li> </ul>					
SCA GEO-2	<p>The proposed Project shall prepare and implement a SWPPP, in accordance with the Construction General Permit. The SWPPP shall list best management practices (BMPs) that shall be implemented to protect stormwater runoff and would include monitoring of BMP effectiveness. At a minimum, BMPs shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with stormwater. The SWPPP shall specify properly designed centralized storage areas that keep these materials out of the rain. If grading must be conducted during the rainy season, the primary BMPs selected shall focus on erosion control (i.e., keeping soil particles from detaching) and sediment control (i.e., keeping sediment on the site after it has been detached). Standard practices to be included in the SWPPP are as follows:</p> <ul style="list-style-type: none"> <li>Protect all storm drain inlets and streams located near the construction site to prevent sediment-laden water from entering the storm drain system.</li> </ul>					

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	<ul style="list-style-type: none"> <li>• Prevent erosion by implementing one or more of the following soil stabilization practices: mulching, surface roughening, permanent or temporary seeding.</li> <li>• Limit vehicular access to and from the project site. Stabilize construction entrances/exits to minimize the track out of dirt and mud onto adjacent streets. Conduct frequent street sweeping.</li> <li>• Protect stockpiles and construction materials from winds and rain by storing them under a roof, secured impermeable tarp or plastic sheeting.</li> <li>• Avoid storing or stockpiling materials near storm drain inlets, gullies or streams.</li> <li>• Phase grading operations to limit disturbed areas and duration of exposure.</li> <li>• Perform major maintenance and repairs of vehicles and equipment off site.</li> <li>• Wash out concrete mixers only in designated washout areas at the construction site.</li> <li>• Set up and operate small concrete mixers on tarps or heavy plastic drop cloths.</li> <li>• Keep construction sites clean by removing trash, debris, wastes, etc. on a regular basis.</li> </ul>					

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	<ul style="list-style-type: none"> <li>• Clean up spills immediately using dry clean-up methods (e.g., absorbent materials such as cat litter, sand or rags for liquid spills; sweeping for dry spills such as cement, mortar or fertilizer) and by removing the contaminated soil from spills on dirt areas.</li> <li>• Maintain all vehicles and equipment in good working condition. Inspect frequently for leaks, and repair promptly.</li> <li>• Cover open dumpsters with secured tarps or plastic sheeting. Clean out dumpsters only in approved locations on the construction site.</li> <li>• Arrange for an adequate debris disposal schedule to ensure that dumpsters do not overflow.</li> </ul>					
SCA GEO-3	Mitigation of potential adverse impacts of geologic and seismic hazards through planning, design, and construction of Project by adhering to applicable City ordinances, policies of the current California Building Code (CCR Title 24), and per the results and recommendations of the geological study as seen in Appendix F.					
MM GEO-1	If paleontological resources are found during grading and construction within the Project, all work shall be halted immediately within a 200-foot radius of the discovery until a qualified paleontologist has evaluated the find.	During Grading – Applicant/ Project Paleontological Monitor	During Grading – City			

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	Work shall not continue at the discovery site until the paleontologist evaluates the find and makes a determination regarding the significance of the resource and identifies recommendations for conservation of the resource, including preserving in place or collecting the resource to the extent feasible and documenting the find with an appropriate museum or university collection.					
<b>Greenhouse Gas</b>						
SCA GHG-1	The Project would adhere to existing, applicable, CALGreen building code standards as they relate to reducing Project operational energy use, indirectly reducing GHG emissions and impacts.					
<b>Hazards and Hazardous Materials</b>						
PDF HAZ-1	The Project is to be subdivided into two lots, Lot 1 and Lot A. Lot 1 includes a 2-acre residential area and Lot A includes a 2.2-acre area of open space. The open space lot and the adjacent area next to Lot 1 will be modified as part of a Fuel Modification Plan (see Appendix G-2 Fuel Modification Plan). The plan prescribes Fuel Modification Zones including non-combustible material areas, a wet zone, and a 20-foot setback from MSE wall to the structures in Lot 1.					
PDF HAZ-2	The Project is to construct 6-foot-high radiant heat walls tied on top of retaining walls ranging in heights from 2.5 feet to 6 feet high. Such walls will protect two structures on the southern portion of the Project site. This OCFA requirement protects these structures that cannot obtain a					

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	20-foot fuel modification setback. The purpose of the setback zone is to provide a defensible space for fire suppression forces and to protect structures from radiant and convective heat. The setback distance will be a 20-foot minimum width. The setback zone will be located on a level, graded area at the top or base of the slope or retaining wall.					
<b>Hydrology and Water Quality</b>						
PDF HYD-1	Existing storm drains installed on the site as part of prior remediation activities will be re-routed and connected to the proposed Project’s storm drains and connected to the existing 36-inch storm drain in Crown Valley Parkway for off -site discharge. Specific locations are indicated in Figure 4.9.A of the Utility Plan.					
PDF HYD-2	The Project will install a 200 foot long and 48-inch diameter upsized storm drainpipe along Private Drive A to detain and slow water flow to meet Hydromodification Low Impact Development (LID) requirements as seen below in Figure 4.9.A.					
PDF HYD-3	The Project will install two Modular Wetland Systems (MWS) to capture on-site storm water pollutants. As seen below in Figure 4.9.A, the two MWS locations are at the north end of Project under near the site entrance at Playa Blanca and under parking stall 2, at the southeast end of Private Drive “B”. These systems are designed to filter, treat, and release. The system is required and therefore will					

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	be required to treat 1.5 times the BMP design flow for the Project.					
<b>Land Use</b>						
PDF LU-1	<p>The 4.2-acre Project site is designated as APN 656-321-02. The property is to be subdivided into two lots, Lot 1 and Lot A. Lot 1 includes a 2-acre area for the proposed residential use and Lot A includes a 2.2-acre area for open space. The open space consists of the previous remediated landslide and includes the 30-foot earthen “buttress” (an existing design feature installed for geotechnical purposes to stabilize the former landslide), vegetation planted for the purposes of surface erosion control, and an installed storm drain system. Since Lot A is a lettered lot on the tentative tract map and no residential development is allowed on lettered lots, no residential development would occur on the remediated hillside.</p> <p>Furthermore, permanent maintenance of the remediated hillside will maximize the space between the residents upslope and to the west who were impacted by the landslide in 1998 and who expressed concerns about prior development proposals on the Project site</p>					
<b>Noise</b>						
SCA NOI-1	Limit construction hours and employ noise-reducing construction practices. The following noise control measures shall be incorporated into the project contract					

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	<p>specifications in order to minimize construction noise effects.</p> <ul style="list-style-type: none"> <li>• Construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m. on weekdays and Saturdays, and shall not occur at any time on Sundays or federal holidays. Construction personnel shall not be permitted on the job site, and material or equipment deliveries and collections shall not be permitted, outside of these hours.</li> <li>• All mobile or fixed construction equipment used on the project that is regulated for noise output by a local, state, or federal agency shall comply with such regulations while in the course of project activity.</li> <li>• All construction equipment shall be properly maintained. (Poor maintenance of equipment may cause excessive noise levels.)</li> <li>• All construction equipment shall be operated only when necessary and shall be switched off when not in use.</li> <li>• Construction employees shall be trained in the proper operation and use of the equipment. (Careless or improper operation or inappropriate use of equipment can increase noise levels. Poor loading, unloading,</li> </ul>					



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	<p>excavation, and hauling techniques are examples of how a lack of adequate guidance and training may lead to increased noise levels.)</p> <ul style="list-style-type: none"> <li>• Electrically powered equipment shall be used instead of pneumatic or internal combustion– powered equipment, where feasible.</li> <li>• Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.</li> <li>• Construction site and access road speed limits shall be established and enforced during the construction period.</li> <li>• The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.</li> <li>• To minimize potential public objections to unavoidable noise, the contractor shall maintain good communication with the surrounding community regarding the schedule, duration, and progress of the construction. Notification shall be provided advising that there will be loud noise associated with construction and providing a telephone contact number for affected parties to ask questions and report</li> </ul>					

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	<p>any unexpected noise levels. The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints.</p> <ul style="list-style-type: none"> <li>• Prior to issuance of a grading and/or a building permit, the name and phone number of the on-site construction supervisor shall be submitted to the Community Development and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. The contact person will be responsible for ensuring compliance with the City imposed Mitigation Measures and Conditions of Approval (e.g., grading activities, truck routes, construction hours, noise, etc.).</li> </ul>					
SCA NOI-2	<p>To minimize construction equipment noise, the Applicant or designee shall implement the following construction noise reducing practices:</p> <ul style="list-style-type: none"> <li>• All construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other</li> </ul>					

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	shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. <ul style="list-style-type: none"> <li>Place construction staging and equipment storage areas at locations as far away from noise-sensitive locations as possible.</li> </ul>					
<b>Transportation and Traffic</b>						
MM TRA-1	<u>Construction Traffic Management Plan</u> Prior to the issuance of demolition, grading, or any construction permits, the Applicant shall submit a Construction Traffic Management Plan for review and approval by the both the City Community Development Department and Traffic Engineer. The Construction Traffic Management Plan shall address the following: <ul style="list-style-type: none"> <li>Equipment mobilization and demobilization to and from the Project site, including truck route, delivery timing, traffic control, and demobilization routes.</li> <li>Daily site circulation ingress and egress for construction personnel for the duration of construction at the Project site, including parking since all construction parking shall occur on the project site, unless otherwise approved by the City.</li> <li>Traffic control for any street closure, detour, or other disruption to traffic circulation during construction</li> </ul>	Prior to Issuance of Grading Permit – Applicant	Prior to Issuance of Grading Permit – City Traffic Engineer			

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	<p>within the public right-of-way or equipment mobilization/demobilization.</p> <ul style="list-style-type: none"> <li>• Prohibit left turns out of the Project site for all construction personnel and delivery trucks, including temporary food trucks. The Plan shall identify the physical means in which left turns will be prohibited from the Project site.</li> <li>• Routes that construction vehicles will utilize for the delivery of construction materials (i.e., lumber, tiles piping, windows, etc.) to access the site, traffic controls and detours, and proposed construction phasing plan for the Project.</li> <li>• Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets.</li> <li>• Require the Applicant to keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The Applicant shall clean adjacent streets, as directed by the City Engineer (or representative of the City Engineer) of any material which may have been spilled, tracked, or blown onto adjacent streets or areas.</li> </ul>					

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	<ul style="list-style-type: none"> <li>Hauling or transport of oversize loads will be coordinated with the City as to the haul route as well as the hours allowed. Hauling or transport may be permitted/required during nighttime hours, weekends, or Federal holidays, at the discretion of the City Engineer. All hauling/delivery access to and from the site will be from Crown Valley Parkway. An approved Haul Route Permit will be required from the City.</li> <li>If hauling operations cause any damage to existing pavement, street, curb and/or gutter along the haul route, the applicant will be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer.</li> <li>This Plan shall meet standards established in the current California Manual on Uniform Traffic Control Device (MUTCD) as well as City’s requirements.</li> </ul>					
MM TRA-2	<p><u>Median Diverter for Left-Turn Egress at Project Driveway</u>                      Prior to the issuance of a grading permit, the Applicant shall install a temporary physical median diverter on Crown Valley Parkway or the driveway entrance to prohibit outbound left-turn movements onto Crown Valley Parkway during construction activities. The design of the temporary barrier shall be approved by the City’s Traffic Engineer.</p>	Prior to Issuance of Grading Permit - Applicant	Prior to Issuance of Grading Permit – City Traffic Engineer			

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	Prior to the first certificate of occupancy, the installation of a permanent physical median diverter on Crown Valley Parkway is required to restrict outbound left-turn movements from the Project driveway at Playa Blanca. The median diverter along with the left-turn pocket shall be designed in a manner consistent with Figure 4.12.A. The median diverter shall be submitted for review and approved by the City Traffic Engineer prior to issuance of grading permits.					
MM TRA-3	<u>Modification of Northbound Left-Turn Pocket on Crown Valley Parkway at Project Driveway</u> Prior to the first certificate of occupancy and in conjunction with the installation of MM TRA-2, the northbound left-turn pocket shall be modified to provide a 100-foot left-turn lane with a transition area of 120-feet. The modification would include restriping of the existing left-turn pocket to better accommodate queuing and high speeds along Crown Valley Parkway. The northbound left-turn pocket shall be designed in a manner consistent with Figure 4.12.A. The left-turn pocket along with the median diverter shall be submitted for review and approved by the City Traffic Engineer prior to issuance of grading permits.	Before Certificate of Occupancy - Applicant	Before Certificate of Occupancy – City Traffic Engineer			
<b>Tribal Cultural Resources</b>						
MM TCR-1	An archaeologist shall be retained by the Applicant to conduct cultural resources awareness training prior to any ground disturbance related to construction.	Prior to Grading – Applicant/Project Archeologist	Prior to Grading – City			

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MM TCR-2	An archaeological monitor shall conduct spot-check monitoring, up to 10 hours per week, during ground disturbing activities related to construction. If any artifacts are discovered, a member of the Juaneno Band of Mission Indians, Acjachemen Nation- Belardes shall be contacted immediately. The archaeologist and Acjachemen Nation shall consult to determine the nature and significance of the discovery and make recommendations to the Applicant and City for further cultural resource efforts.	During Grading – Applicant/Project Archeologist	During Grading – City			
MM TCR-3	If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 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.	During Grading – Applicant/Project Archeologist	During Grading – City			

No.	Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
<b>Wildfire</b>						
SCA FIRE-1	<p>The Project is within a Local Responsibility Area VHFHSZ and will comply with the applicable regulations as determined by the City, OCFA, and/or CALFIRE in order to maintain the effectiveness of emergency response and firefighting operations. The Project’s Fire Master Plan was prepared as a requirement of California Fire Code Section 104.9 and is based on OCFA requirements seen in the <i>Fire Safe Development Guideline B-09a</i>. The following is a list from the Fire Prevention Plan referenced in the Fire Master Plan in Appendix G-1 and the Conceptual Fuel Modification Plan in G-2, which includes the ignition resistant construction requirements for buildings located in a Wildland Urban Interface Area under the California Fire Code (CFC), Chapter 7A of the California Building Code (CBC), and the California Residential Code (CRC) R327 and R337. These requirements are referenced as Zones and Areas and will be Project conditions of approval. See Figure 4.14.B Conceptual Fuel Modification Plan below.</p> <p><b>Private Homeowner Setback Area:</b></p> <p>A. Automatic irrigation systems shall be installed to regularly irrigate landscape to maintain healthy vegetation with high moisture content.</p>					



No.	Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<p>B. Foliage shall be pruned regularly to reduce vegetation density, maintain vertical continuity, plant litter and dead wood must be removed regularly.</p> <p>a. Ground cover shall not exceed 2 feet in height</p> <p>b. Trees can be in groups of 3 specimens or less. No spacing required.</p> <p>c. Groups of shrubs shall be spaced by the greater of the following two measurements: A distance of 15 feet minimum or 3 times the mature height of the tallest specimen in any group.</p> <p>d. Groups of trees shall be spaced by a minimum of 30 feet apart regardless of height.</p> <p>C. Undesirable plant species are prohibited in the setback area</p> <p>D. Three species within the setback area are not allowed within 10 feet of combustible structures.</p> <p>E. Maintenance shall include thinning and removal of over-growth, replacement of dead/dying plant material.</p> <p>F. Devices that burn solid fuels are not permitted within the setback area.</p> <p>G. Combustible construction within the setback area is prohibited.</p>					

No.	Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<p>H. The Homeowners’ Association (HOA) shall enforce the design of the setback area requirements throughout the design review committee prior to installation of the homeowner. On-going enforcement of the setback area shall be enforced each calendar year.</p> <p><b>Zone A (Non-Combustible Construction):</b></p> <ul style="list-style-type: none"> <li>• A 20-foot setback zone shall be maintained for non-combustible construction only. Zone A shall be maintained by the HOA or private homeowner.</li> </ul> <p><b>Zone B (Wet zone):</b></p> <ul style="list-style-type: none"> <li>• An 80 to 85-foot area extending out from Zone A or the private homeowner setback area shall be provided. Zone B shall be permanently irrigated, fully landscaped with approved drought tolerant, deep rooted, moisture retentive material. Zone B area shall be maintained by the HOA.</li> </ul> <p><b>Special Maintenance Area With Restricted Plant Palette (SMA) (Wet zone):</b></p> <ul style="list-style-type: none"> <li>• The special maintenance areas shall have maintenance requirements to reduce the chances of ignition from wildfires. Maintenance within these areas is needed in the same manner as the fuel modification zones and shall be maintained on a year-round basis, with</li> </ul>					

No.	Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<p>removal of all dead plant material, replacement of dead or diseased species with the same growth characteristics from the approved landscape plans. Irrigation shall be verified on a regular basis to ensure it is in a working condition and the plants shall be irrigated as necessary to keep them healthy with their appropriate moisture content.</p> <p><b>Private Homeowner Landscape Area:</b></p> <ul style="list-style-type: none"> <li>Landscaped areas within the private homeowner unit shall be devoid of species from the “Undesirable and Invasive Plant Species” list seen in Attachment 7 of the OCFA Vegetation Management Guideline: Technical Design for New Construction Fuel Modification Plans and Maintenance Program, Guideline C-05. Planting restriction shall be recorded as part of the recorded Covenants, Conditions and Restrictions (CC&amp;Rs).</li> </ul> <p><b>Special Maintenance Area With No-Combustible Material:</b></p> <ul style="list-style-type: none"> <li>Where indicated, the special maintenance area between the radiant heat wall and the southern project boundary at units 9 through 11 shall be comprised of non-combustible material (Rock/Concrete Only). Any</li> </ul>					

Appendix M – Mitigation Monitoring and Reporting Program

No.	Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	rock/gravel used shall be a minimum 8 inches in diameter.					
PDF FIRE-1	Radiant Heat Wall – 6 feet minimum height on both sides of the wall. Noncombustible solid block and /or glass fencing.					
PDF FIRE-2	Low Profile Venting – Structures adjoining the fuel modification shall have low profile roof venting on the side of the structure facing the fuel modification (Units 9-22).					
PDF FIRE-3	Enhanced Automatic Fire Sprinkler System Features – All buildings (Units 1 through 22) shall have automatic fire sprinklers installed in attics and small spaces, as well as covered balcony/patio areas. Additionally, exterior bells shall be provided for the Fire Sprinkler Systems.					