7.0 MITIGATION AND MONITORING AND REPORTING PROGRAM

7.1 MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval 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 that 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 agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

- The lead agency shall specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which its decision is based.

- A public agency shall provide measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

- Prior to the close of the public review period for a Draft Environmental Impact Report (EIR), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either (1) submit to the lead agency complete and detailed performance objectives for mitigation measures that would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or (2) refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources that are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance with that requirement by a responsible agency or agency having jurisdiction over natural resources affected by a project shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

7.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of San

Juan Capistrano (City) to ensure that all mitigation measures adopted as part of the Ganahl Lumber Project (proposed project) will be carried out as described in this Draft EIR.

Table 7.A lists each of the mitigation measures specified in this Draft EIR and identifies the party or parties responsible for implementation and monitoring of each measure.

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures		Responsible Party	Timing for Mitigation Measures
4.1 Aesthetics			
Mitigation Measure AES-1	**Comprehensive Lighting Plan.** Prior to issuance of any building permits, the project Applicant shall prepare a comprehensive lighting plan for review and approval by the City of San Juan Capistrano (City) Development Services Director and/or the City's Design Review Committee, or designee. The lighting plan shall be prepared by a qualified lighting engineer and shall be in compliance with applicable standards of the City's Municipal Code. The lighting plan shall address all aspects of lighting, including infrastructure, on-site driveways, safety, signage, and promotional lighting, if any. The lighting plan shall include, but not be limited to, the following, as determined by the lighting engineer: • Exterior on-site lighting shall be shielded and confined within site boundaries. • No direct rays or glare are permitted to shine onto public streets or adjacent sites. • "Walpak" type fixtures are not permitted. • Parking area lighting shall include cut-off fixtures, and light standards shall not exceed 20 feet in height. • Lighting fixtures that blink, flash, or emit unusual high intensity or brightness are not permitted. • The site shall not be excessively illuminated based on the illumination recommendations of the Illuminating Engineering Society of North America, or, if, in the opinion of the City Development Services Director, or designee, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The City Development Services Director, or designee, may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.	City of San Juan Capistrano Development Services Director and/or the City's Design Review Committee, or designee	Prior to issuance of any building permits
Mitigation Measure AES-2	**Photometric Study.** Prior to the issuance of any building permits, a Final Photometric Study shall be prepared by the project Applicant in conjunction with a Final Lighting Plan for approval by the City Development Services Director, or designee.	City of San Juan Capistrano Development Services Director, or designee	Prior to issuance of any building permits
4.2 Air Quality			
There are no potentially significant impacts related to air quality; therefore, no mitigation is required.			
4.3 Biological Resources			
Mitigation Measure BIO-1	**Pre-Construction Surveys for Nesting Birds.** Any development activities within the project site shall be conducted during the non-breeding season for birds (approximately September 1 through February 15). This will avoid violations of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (FGC) Sections 3503, 3503.5 and 3513. If activities with the potential to disrupt nesting birds are scheduled to occur during the bird breeding season (February through August for raptors and March through August for songbirds), a pre-construction nesting bird survey shall be conducted by a qualified biologist. The project Applicant shall hire a qualified biologist to conduct a pre-construction presence/absence survey for nesting birds no more than ~~14~~ 3 days prior to site disturbance and submit the survey results to the Director of the City of San Juan Capistrano (City) Development Services Department, or designee. If nesting birds are not detected, no further action is necessary. The nest surveys shall include the project site and adjacent areas where project activities have the potential to cause nest failure. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, then avoidance or minimization measures shall be undertaken in consultation with the California Department of Fish and Wildlife (CDFW) and prior to issuance of any grading or construction permits. Measures shall include establishment of an avoidance buffer until nesting has been completed. The width of the buffer will be determined by the project biologist. Typically this is a minimum of 300 feet from the nest site in all directions (500 feet is typically recommended by CDFW for raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The monitoring biologist will monitor the nest(s) during construction and document any findings to be confirmed by the Director of the City of San Juan Capistrano Development Services Department, or designee.	City of San Juan Capistrano Development Services Director, or designee	No more than 14 days prior to site disturbance
Mitigation Measure BIO-2	**Pre-Construction Sensitive Wildlife Surveys.** The project Applicant shall hire a qualified biologist to conduct pre-construction surveys for the sensitive wildlife species within all areas of potential permanent and temporary disturbance. Pre-construction surveys shall take place a maximum of 14 days prior to the start of ground disturbing activities. The pre-construction surveys shall take place regardless of breeding season timing and shall focus on identifying the presence of coastal California gnatcatcher and other special-status wildlife species with potential to occur within the project site. The project biologist shall submit the survey results to the Director of the City of San Juan Capistrano Development Services Department, or designee. Should special-status species be identified during pre-construction surveys, the monitoring biologist shall develop suitable avoidance and minimization measures with the appropriate agency (i.e., USFWS, CDFW) for implementation prior to and/or during construction. If coastal California gnatcatcher is observed during pre-construction surveys, consultation between the City and project Applicant and the United States Fish and Wildlife Service (USFWS) is required. The consultation process shall identify mitigation measures to be implemented prior to and/or during construction activities for any coastal California gnatcatchers or other sensitive wildlife present. These measures include, but are not limited to, the following: • If vegetation removal or other ground-disturbing activities are scheduled to occur during the coastal California gnatcatcher breeding season (February 15 through August 30), then all areas containing coastal sage scrub located outside of the project impact area shall be identified with temporary fencing or other markers clearly visible to construction personnel. No project-related activities shall occur in the coastal sage scrub outside of the project impact area. • A monitoring biologist that has been approved by USFWS, shall be on site during ground-disturbing activities, including the clearing of coastal sage scrub, within the project impact area. The monitoring biologist shall perform a clearance sweep of the coastal sage scrub immediately prior to ground-disturbing activities to determine if coastal California gnatcatcher is occupying the coastal sage scrub within the project impact area. If the species is present, then ground-disturbing activities shall not commence until the individual has left the project impact area, as determined by the monitoring biologist. If California gnatcatcher is not observed during the clearance sweep, then ground-disturbing activities may commence. Once the vegetation removal has taken place, no additional impacts to coastal California gnatcatcher or other sensitive wildlife species are anticipated and no further measures would be required.	City of San Juan Capistrano Development Services Director	No more than 14 days prior to the start of ground disturbance

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measures	Responsible Party	Timing for Mitigation Measures
Mitigation Measure BIO-3	**Biological Monitoring.** The project Applicant shall hire a qualified biologist to monitor all vegetation clearing activities both during and outside of the breeding season. A biological monitor shall perform biological clearance surveys at the start of each work day that vegetation clearing takes place to minimize impacts on sensitive wildlife species. The monitor will be responsible for ensuring that impacts to sensitive species will be avoided to the fullest extent possible. The biological monitor shall be present during the initiation of vegetation clearing activities and their presence should continue as necessary to maintain protective measures and to monitor for species in harm's way. These protection measures may include redirecting wildlife or capturing and relocating wildlife to areas outside the work area. Any captured species shall be relocated out of harm's way to adjacent appropriate habitat that is outside of project impact areas. Biological monitoring shall take place until the project site has been completely cleared of any vegetation. The monitoring biologist will document any findings to be confirmed by the Director of the City of San Juan Capistrano Development Services Department, or designee.	City of San Juan Capistrano Development Services Director, or designee	At the start of each work day during vegetation clearing activities
4.4 Cultural Resources			
Mitigation Measure CUL-1	**Cultural Resources Monitoring and Accidental Discovery.** Prior to the issuance of grading permits, and in adherence to the recommendations of the cultural resources survey, the project Applicant shall retain, with approval of the City of San Juan Capistrano (City) Development Services Director, or designee, a qualified archaeological monitor. A monitoring plan should be prepared by the archaeologist and implemented upon approval by the City. Prior to issuance of grading permits, the project Applicant, with City approval, shall also retain a Native American monitor to be selected by the City after consultation with interested tribal and Native American representatives. Both monitors shall be present on the project site during ground-disturbing activities to monitor rough and finish grading, excavation, and other ground-disturbing activities in the native soils. Because no cultural resources were identified on the project site, both monitors are not required to be present on a full-time basis, but shall spot check ground-disturbing activities to ensure that no cultural resources are impacted during construction activities. If cultural materials are discovered during site preparation, grading, or excavation, the construction contractor shall divert all earthmoving activity within and around the immediate discovery area until a qualified archaeologist can assess the nature and significance of the find. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. To the extent feasible, project activities shall avoid these deposits. Where avoidance is not feasible, the archaeological deposits shall be evaluated for their eligibility for listing on the California Register of Historical Resources. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation can include, but is not necessarily limited to: excavation of the deposit in accordance with a data recovery plan (see California Code of Regulations [CCR] Title 4(3) Section 5126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; an interpretive display of recovered archaeological materials at a local school, museum, or library; and public lectures at local schools and/or historical societies on the findings and significance of the site and recovered archaeological materials. 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.	City of San Juan Capistrano Development Services Director	Prior to the issuance of grading permits
Mitigation Measure 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 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.	City of San Juan Capistrano Development Services Director, or designee	During site disturbance, grading, or other construction activities
4.5 Energy			
There are no potentially significant impacts related to energy; therefore, no mitigation is required.			
4.6 Geology and Soils			
Mitigation Measure GEO-1	**Incorporation of and Compliance with the Recommendations in the Geotechnical Investigation.** All grading operations and construction shall be conducted in conformance with the recommendations included in the geotechnical report on the proposed project site that has been prepared by Willdan Engineering Geotechnical Group, titled *Geotechnical Investigation report and Response to Third Party Review, Proposed Ganahl Lumber Facility Development San Juan Capistrano, California* (Geotechnical Investigation) (November 2018) (included in Appendix F of this EIR). Design, grading, and construction shall be performed in accordance with the requirements of the City of San Juan Capistrano (City) Building Code and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the Director of the City of San Juan Capistrano Development Services Department, or designee, prior to commencement of grading activities.	City of San Juan Capistrano Development Services Director, or designee	Prior to commencement of grading activities

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measures
Recommendations in the Geotechnical Investigation are summarized below. • **Site Grading/Earthwork:** Prior to grading activities on the site, organics and debris shall be removed and hauled off-site. Undocumented fill within the project limits shall be over-excavated to a minimum depth of 12 feet (ft). The bottom of the excavated area shall be underlain by a layer of filter fabric (which will prevent contamination of crushed aggregate from underlying fine soils) and overlain by a minimum of 2 ft of crushed rock and a geogrid layer(which will minimize the manifestation of vertical settlements to the surface). The excavated layer shall be backfilled with engineered fill, which shall be compacted to at least 90 percent. Compaction shall be verified by observation, probing, and testing by a Geotechnical Consultant. • **Fill Material:** Onsite soils with an Expansion Index (EI) less than 35 and free of organic materials, debris, and cobbles larger than 3 inches may be used for backfilling. Imported granular soils may be used in compacted fills within the project limits. All imported soil shall contain binder material. Imported materials shall also be non-expansive and free of organic materials, debris, and cobbles larger than 3 inches, with no more than 25 percent passing No. 200 Sieve. All fill materials within the upper 2 ft shall be free of particles greater than 2 inches in size. A bulk sample of import material, weighing at least 30 pounds, shall be submitted to the Geotechnical Consultant for approval at least 48 hours prior to fill operations. • **Utility Trenching:** Bedding materials consisting of sand, gravel, or crushed aggregate shall be used to backfill around utility pipes. Onsite soils having a Sand Equivalent (SE) of 30 or greater can also be used as bedding material. Prior to placing pipes, the pipe trench subgrade shall be observed by the Geotechnical Consultant. If exposed subgrade is loose or unstable, unsuitable subgrade shall be excavated and replaced with bedding material. Trenches in pavement areas shall be capped with at least 1 ft of compacted, on-site soil and shall be compacted to at least 95 percent relative compaction. • **Temporary Excavations:** All temporary excavations shall be properly sloped or shored. Excavation of 3.5 ft or less in depth may be performed with vertical sidewalls. Deeper excavations up to a depth of 10 ft can be accomplished with Occupational Safety and Health Administration (OSHA) requirements for Type C soils and may be laid back 1H:1.5V gradient, or 1H:1V upon review by the Geotechnical Consultant. • **Shoring:** Shoring systems feasible for the site are expected to include cantilever shoring such as soldier piles and. All shoring shall be designed in accordance with the latest edition of the Trenching and Shoring Manual (Caltrans, 2011), and shall be approved by the Geotechnical Consultant. A licensed surveyor shall be retained to establish monuments on the shoring and surrounding area. These monuments shall be monitored for movement during construction. • **Spread/Strip Footing Foundations:** Upon completion of the grading (cutting) required to establish the proposed building pad elevations, the proposed structures may be supported by a spread/strip footing foundation system. Spread/strip footings shall be at least 24 and 18 inches wide, respectively, and embedded at least 18 inches below the lowest adjacent grade in the engineered fill. The slab-on-grade should be at least 5 inches thick and reinforced with rebar. Footings hall be deepened as necessary in order to maintain adequate support for the foundations adjacent to utility trenches. • **Matt Foundations:** Upon completion of the grading (cutting) required to establish the proposed building pad elevations, the proposed structures may be supported by a matt foundation system in areas where settlements cannot be tolerated by spread/strip footings. The mat should be at least 10 inches thick and embedded at least 18 inches below the lowest adjacent grade in the engineered fill. • **Concrete Flatworks:** Frequent construction or control joints shall be provided in all concrete slabs where cracking is objectionable. Contraction or weakened plane joints shall extend deeper than one-quarter of the slab thickness. Control joints shall be spaced a minimum of 10 ft intervals. Exterior concrete slab-on-grade may be subjected to drying due to the fluctuation of moisture content in subgrade soils. Deepened edge sections will aid in reducing the potential for the shrinkage and swelling of underlying soils. • **Retaining Walls:** The proposed development is expected to require various types of earth-retaining structures: freestanding cantilever retaining wall, temporary shoring, and below grade walls for several of the proposed structures. In general, retaining structures planned at the site shall be backfilled with compacted soil and be constructed with a backdrain. • **Corrosive Soils:** A representative bulk sample of soils in contact with concrete and pipes shall be collected and tested or pH, minimum resistivity, soluble chloride content, and soluble sulfate content. The test results shall be used to determine the chemical properties of onsite soils and appropriate recommendations. Recommendations for corrosion protection may include, but are not limited to, sacrificial metal, the use of protective coatings, and/or cathodic protection. • **Geotechnical Review and Future Testing:** Additional site testing and final design evaluation shall be conducted by the project Geotechnical Consultant to refine and enhance these recommendations. Grading plan review shall also be conducted by the Geotechnical Consultant and the Director of the City of San Juan Capistrano Development Services Department, or designee, prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated into the project plans. Final design shall be based on testing and analyses of the near-surface soils following the completion of grading. Design, grading, and construction shall be conducted in accordance with the specifications of the Geotechnical Consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City of San Juan Capistrano Building Code. On-site inspection during grading shall be conducted by the Geotechnical Consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into project plans.		

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measures	Responsible Party	Timing for Mitigation Measures
Mitigation Measure GEO-2	**California Building Code Compliance and Seismic Standards.** Structures and retaining walls shall be designed in accordance with the seismic parameters presented in the Geotechnical Investigation (Willdan Engineering Geotechnical Group, 2018, Appendix F) and applicable sections of Section 1613 of the 2007 California Building Code (CBC). Prior to issuance of building permits for planned structures, the project soils engineer and the Director of the San Juan Capistrano Development Services Department, or designee, shall review building plans to verify that structural design conforms to the recommendations of the Geotechnical Investigation and the City of San Juan Capistrano Building Code.	Project soils engineer and the City of San Juan Capistrano Development Services Director, or designee	Prior to issuance of building permits
Mitigation Measure GEO-3	**Paleontological Resources Assessment.** In accordance with City of San Juan Capistrano Council Policy 601, a paleontologist certified by the County of Orange shall prepare a paleontological assessment that includes the following information: a clear map delineating the project boundaries, the results of a field survey of the project area, the results of background research and sources for that background information, criteria for evaluation of paleontological sensitivity of the property, and determined whether development of the project has the potential to impact paleontological resources. If the Paleontological Resources Assessment determines that project activities will not impact paleontological resources, no further paleontological resource impact mitigation is required. If the Paleontological Resources Assessment determines that there is a low possibility for project activities to impact paleontological resources, the Developer/project Applicant shall retain a paleontologist on an on-call basis to address any unanticipated discoveries. If the Paleontological Resources Assessment determines that paleontological resources may be impacted by project development, a Paleontological Resources Impact Mitigation Program shall be prepared, and paleontological monitoring, fossil collection and treatment (if necessary), and preparation of a final monitoring report shall occur as described in Mitigation Measure GEO-4.	Qualified paleontologist	Prior to site disturbance, grading, or other construction activities
Mitigation Measure GEO-4	**Paleontological Resources Impact Mitigation Program**. Prior to commencement of any grading activity on site, the paleontologist, who is listed on the County of Orange list of certified paleontologists, shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP) (2010). The paleontologist or paleontological monitor shall attend one pre-construction meeting in order to explain the mitigation measures associated with the project, the potential for encountering paleontological resources, and the types of resources that may be found. Ground-disturbing activities in deposits with high paleontological sensitivity shall be monitored by a paleontological monitor following the PRIMP. Spot check monitoring is required for ground disturbance in deposits with low paleontological sensitivity, and no paleontological monitoring is required for ground disturbance in deposits with no paleontological sensitivity. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance. Sediments shall be occasionally be spot-screened through one-eighth to one-twentieth-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through one-twentieth-inch mesh screens to recover additional fossils. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a scientific institution. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program. When submitted to the City of San Juan Capistrano Director of Development Services, or designee, the report and inventory would signify completion of the program to mitigate impacts to paleontological resources.	Qualified paleontologist and the City of San Juan Capistrano Development Services Director, or designee	Prior to commencement of grading activity
4.7 Greenhouse Gas Emissions			
There are no potentially significant impacts related to greenhouse gas emissions; therefore, no mitigation is required.			
4.8 Hazards and Hazardous Materials			
Mitigation Measure HAZ-1	**Construction Contingency Plan.** Prior to commencement of site preparation or grading activities, the Director of the County Environmental Health Division, or designee, shall review and approve a contingency plan that addresses the procedures to be followed should on-site unknown hazards or hazardous substances be encountered during grading and construction activities. The plan shall indicate that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the Orange County Fire Authority (OCFA). The OCFA responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations. Following approval of the Contingency Plan by the County Environmental Health Division, and prior to issuance of any grading permits, the project Applicant shall submit written notification of the approval to the Director of the City of San Juan Capistrano's Development Service Department, or designee.	Director of the County Environmental Health Division, or designee, and the City of San Juan Capistrano Development Services Director, or designee	Prior to the commencement of site preparation or grading activities
4.9 Hydrology and Water Quality			
There are no potentially significant impacts related to Hydrology and Water Quality; therefore, no mitigation is required.			
4.10 Land Use and Planning			
There are no potentially significant impacts related to Land Use and Planning; therefore, no mitigation is required.			

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures		Responsible Party	Timing for Mitigation Measures
4.11 Noise			
Mitigation Measure NOI-1	**Construction Hours**. Prior to issuance of demolition or grading permits, the project Applicant shall submit grading and construction plans for review and approval by the City of San Juan Capistrano's (City) Director of Development Services, or designee. The plans shall include a condition that the construction contractor shall limit all construction-related activities to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and from 8:30 a.m. to 4:30 p.m. on Saturday. No construction shall be permitted outside of these hours or on Sundays and federal holidays.	City of San Juan Capistrano Development Services Director, or designee	Prior to issuance of demolition or grading permits
Mitigation Measure NOI-2	**Short Term Construction Noise**. Prior to issuance of construction permits, the project Applicant shall submit project improvement and building plans for review and approval by the City's Director of Development Services, or designee. These construction plans shall include the following requirements for construction activities: • Construction contracts must specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. • A sign, legible at a distance of 50 feet, shall be posted at the project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the disturbance coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City. All signs posted at the construction site shall include the contact name and the telephone number for the noise disturbance coordinator. • Construction equipment shall be prohibited from idling for longer than 5 minutes. After five minutes of idling equipment shall be shut off. • In order to maximize the distance between construction equipment staging areas and the sensitive noise receivers north of the project site, all equipment staging areas and material storage areas shall be placed within the southern portion of the site, as far from these receivers as possible. • The use of electric air compressors and similar power tools shall be employed to the maximum extent feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from the sensitive noise receivers north of the project site and the use of temporary acoustic barriers around stationary equipment shall be implemented at all times. • The temporary storage of earth material excavated from the site shall be positioned in a manner to function as a noise barrier between the sensitive noise receivers north of the project site and the active portions of the construction site, to the extent feasible. • Proposed project "Pole Shed 6B" and "L-Shed 7B" shall be of the first buildings constructed on site in order to provide a barrier between the sensitive noise receivers north of the project site and the rest of the construction site. When built, these buildings would collectively be approximately 500 feet long and reach approximately 20 feet in height.	City of San Juan Capistrano Development Services Director, or designee	Prior to issuance of construction permits
4.12 Transportation			
There are no potentially significant impacts related to transportation; therefore, no mitigation is required.			
4.13 Tribal Cultural Resources			
Refer to Mitigation Measures CUL-1 and CUL-2, which are provided above under Section 4.4, Cultural Resources.			
4.14 Utilities and Service Systems			
Mitigation Measure UTL-1	**Water Capacity Study.** Prior to issuance of a grading or building permit, the project Applicant shall submit a Water Capacity Study prepared by a qualified civil engineer to the City of San Juan Capistrano City Engineer, or the Santa Margarita Water District Engineer (whichever agency is providing water utility service at the time), or designee, for review and approval. The Water Capacity Study shall include a review of the existing water distribution system that would serve the project site to confirm that it has available capacity to convey the water required by the proposed project's uses. Any required improvements shall be identified in the Water Capacity Study. The analysis, conclusions, and recommendations in the Water Capacity Study shall be based on final design plans and shall be consistent with all applicable City (or Santa Margarita Water District) requirements. In the event a water supply line deficiency is identified in the Water Capacity Study, the project Applicant shall pay a fair-share portion of the cost to improve or replace water lines to ensure sufficient capacity.	City of San Juan Capistrano City Engineer, or designee	Prior to the issuance of a grading or building permit
Mitigation Measure UTL-2	**Sewer Feasibility Study.** Prior to issuance of a grading or building permit, the project Applicant shall submit a Sewer Feasibility Study prepared by a qualified civil engineer to the City of San Juan Capistrano City Engineer, or the Santa Margarita Water District Engineer (whichever agency is providing sewer service at the time), or designee, for review and approval. The Sewer Feasibility Study shall include a review of the existing sewer system that would serve the project site to confirm that it has available capacity to accept the wastewater flow generated by the proposed project's uses. Any required improvements shall be identified in the Sewer Feasibility Study. The analysis, conclusions, and recommendations in the Sewer Feasibility Study shall be based on final design plans and shall be consistent with all applicable City (or Santa Margarita Water District) requirements. In the event that the Sewer Feasibility Study identifies insufficient sewer capacity to serve the proposed project, the project Applicant would be required to pay a fair-share portion of the cost to improve or replace sewer lines to ensure sufficient capacity.	City of San Juan Capistrano City Engineer, or designee	Prior to the issuance of a grading or building permit

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