



**FINAL | APRIL 2017**

# **DUNKIN' DONUTS DRIVE-THRU RESTAURANT PROJECT**

## **Initial Study/Mitigated Negative Declaration**

Prepared for:  
**City of Lake Forest**

Prepared by:  
**Michael Baker International**





**FINAL**

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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Dunkin' Donuts  
Drive-Thru Restaurant Project

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**LEAD AGENCY:**

City of Lake Forest  
Development Services Department  
25550 Commercentre Drive  
Lake Forest, California 92630  
**Contact: Jennifer Mansur, AICP, Associate Planner**  
949.461.3472

**PREPARED BY:**

Michael Baker International  
14725 Alton Parkway  
Irvine, California 92718  
**Contact: Ms. Kristen Bogue**  
949.472.3505

April 12, 2017

JN 156593

This document is designed for double-sided printing to conserve natural resources.



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## 1.0 INTRODUCTION

The proposed Dunkin' Donuts Drive-Thru Restaurant Project (Project) is located in the southeastern portion of the Lake Forest Market Place shopping center (The Market Place), on the western corner of the El Toro Road and Rockfield Boulevard intersection. The Project involves the construction of a 988 square-foot Dunkin' Donuts drive-thru restaurant and a 246 square-foot patio (16 seats).

In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed Project.

The IS/MND was made available for public review and comment pursuant to CEQA Guidelines Section 15070. The public review commenced on January 31, 2017 and concluded on March 1, 2017. The IS/MND and supporting attachments were available for review by the general public at:

- City of Lake Forest Development Services Department, 25550 Commercentre Drive, Suite 100, Lake Forest, California 92630
- El Toro Branch Library, 24672 Raymond Way, Lake Forest, CA 92630
- Foothill Ranch Branch Library, 27002 Cabriole, Lake Forest, CA 92610
- City of Lake Forest Website, [www.lakeforestca.gov](http://www.lakeforestca.gov)



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## 2.0 RESPONSE TO COMMENTS

During the public review period, comments were received on the IS/MND from certain interested public agencies and private parties. The following is a list of the persons, firms, or agencies that submitted comments on the IS/MND during the public review period:

| Comment Letter No. | Person, Firm, or Agency   | Letter Dated  |
|--------------------|---|---------------|
| 1                  | Scott Morgan, Director<br>State Clearinghouse and Planning Unit<br>Governor's Office of Planning and Research | March 2, 2017 |

Although the CEQA Guidelines do not require a Lead Agency to prepare written responses to comments received (see CEQA Guidelines Section 15088), the City of Lake Forest has elected to prepare the following written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.

This Final IS/MND acknowledges a letter received after the close of public review from the United Auburn Indian Community of the Auburn Rancheria (UAIC) for the proposed project (dated March 1, 2017, but received by the City of March 27, 2017); refer to Attachment A, AB 52 Consultation Record for the UAIC. Per this letter, the UAIC stated that they were concerned about the tribal cultural resource sensitivity for the project area. However, as discussed in the Draft IS/MND, UAIC tribal staff member, Ms. Melodi McAdams, confirmed that the project site is located outside of UAIC's geographic area of traditional and cultural affiliation for the purposes of AB 52. The City contacted UAIC on April 5, 2017 in order to confirm that this letter was sent in error, per the City's earlier consultation with UAIC. UAIC confirmed that this letter was inadvertently sent and requested that the City disregard the letter; refer to Attachment A.



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EDMUND G. BROWN JR.  
GOVERNOR

March 2, 2017

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

Kirt Coury  
City of Lake Forest  
25550 Commercentre Drive, Suite 100  
Lake Forest, CA 92630

Subject: Dunkin' Donuts Drive-Thru Restaurant Project  
SCH#: 2017011074

Dear Kirt Coury:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on March 1, 2017, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

1-1

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2017011074  
**Project Title** Dunkin' Donuts Drive-Thru Restaurant Project  
**Lead Agency** Lake Forest, City of

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**Type** MND Mitigated Negative Declaration

**Description** The project proposes to construct an approximately 988 sf drive-thru Dunkin' Donuts restaurant. The drive-thru would include an exterior "walk-up" window and approximately 246 sf patio (16 seats). The restaurant would be a freestanding building, which offers coffee, espresso drinks, bakery items, and breakfast sandwiches via drive-thru and walk up windows with no interior dining room accessible to the public. The facility would also include office space for managerial purposes, and an accessible restroom for staff and guests. The proposed hours of operation would be Monday through Sunday, 24 hours a day. The project would require a site development permit to allow the proposed use within the community commercial zone and would require a use permit to accommodate the restaurant's 24 hours of operation.

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**Lead Agency Contact**

**Name** Kirt Coury  
**Agency** City of Lake Forest  
**Phone** (949) 431-3472 **Fax**  
**email**  
**Address** 25550 Commercentre Drive, Suite 100  
**City** Lake Forest **State** CA **Zip** 92630

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**Project Location**

**County** Orange  
**City**  
**Region**  
**Lat / Long** 33° 37' 1.90" N / 117° 42' 19.4" W  
**Cross Streets** El Toro Rd, Rockfield Blvd  
**Parcel No.** 617-053-11, 617-053-12  
**Township** 6S **Range** 8W **Section** 27 **Base** SBBM

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**Proximity to:**

**Highways** I-5, I-405, S18  
**Airports**  
**Railways**  
**Waterways**  
**Schools** Multiple  
**Land Use** Vacant disturbed land/community commercial/commercial

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**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Other Issues; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian

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**Reviewing Agencies** Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 12; Regional Water Quality Control Board, Region 8; Native American Heritage Commission

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**Date Received** 01/31/2017 **Start of Review** 01/31/2017 **End of Review** 03/01/2017



## Response No. 1

Mr. Scott Morgan, Director  
State Clearinghouse and Planning Unit  
Governor's Office of Planning and Research  
March 2, 2017

- 1-1 The commenter indicates that the State Clearinghouse submitted the IS/MND to selected state agencies for review, and that the comment period for the Draft IS/MND concluded on March 1, 2017 for State agencies. The comment indicates that the lead agency complied with the review requirements for draft environmental documents pursuant to CEQA. It also provides a summary of information contained within the State Clearinghouse's database for the proposed project. As such, the comment does not provide specific comments regarding information presented in the IS/MND and no further response is necessary.



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## ATTACHMENT A AB 52 Consultation Record for the UAIC



## Bogue, Kristen

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**From:** Coury, Kirt <kcoury@lakeforestca.gov>  
**Sent:** Tuesday, January 03, 2017 1:47 PM  
**To:** Bogue, Kristen  
**Subject:** FW: AB 52 Consultation for the Lake Forest Dunkin' Donuts Drive-Thru Restaurant Project

Hello Kristen,

Below is a request for tribal consultation regarding the project. I am going to contact Melodi (below), and see what days and times are available to discuss the consultation. Once I hear back, I will keep you informed. Also, do you have information relating to her second bullet point regarding cultural resource assessments, results, record searches, etc. Let me know when you can. Thanks,  
Kirt

---

**From:** Wetzel, Niki  
**Sent:** Tuesday, January 03, 2017 8:25 AM  
**To:** Coury, Kirt  
**Subject:** FW: AB 52 Consultation for the Lake Forest Dunkin' Donuts Drive-Thru Restaurant Project

Please get ahold of Alisha and have her advise on how to proceed.

*Niki Wetzel, AICP*

Planning Manager  
City of Lake Forest  
ph: 949.461.3479/fax: 949.461.3511

---

**From:** Melodi McAdams [<mailto:mmcadams@auburnrancheria.com>]  
**Sent:** Thursday, December 29, 2016 2:15 PM  
**To:** Wetzel, Niki  
**Cc:** Marcos Guerrero; Matthew Moore  
**Subject:** AB 52 Consultation for the Lake Forest Dunkin' Donuts Drive-Thru Restaurant Project

Dear Planning Manager Wetzel,

Thank you for your letter requesting AB 52 Consultation for the Lake Forest Dunkin' Donuts Drive-Thru Restaurant Project. I am contacting you in order to:

- Request consultation for this project;
- Please send us all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted;

There are Tribal Cultural Resources, which are also historic resources, within the vicinity of the project area, and we do have the following recommendations, which should be incorporated into any mitigation measures that are developed for the project:

- UAIC tribal representatives should be allowed to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project.
- If tribal cultural resources are identified within the project area, it is UAIC's policy that tribal monitors must be present for all ground disturbing activities.

- Finally, please be advised that UAIC's strong preference is to preserve tribal cultural resources in place and avoid them whenever possible.
- Subsurface testing and data recovery must not occur without first consulting with UAIC and receiving UAIC's written consent.
- Additional information about the nature and location of the Tribal Cultural Resources can be obtained via a Records Search Request of the UAIC Tribal Historical Resources Information System (THRIS). There is a fee associated with such a record search. Please let us know if you are interested in this record search, and we will send over a copy of the program description;

Thank you for involving UAIC in the planning process at an early stage. We ask that you make this correspondence a part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected.

Sincerely,  
Melodi McAdams  
Cultural Resources Associate  
Tribal Historic Preservation Department  
United Auburn Indian Community of the Auburn Rancheria  
10720 Indian Hill Road  
Auburn, CA 95603  
(530) 328-1109 - office  
(530) 401-7470 - cell

Sincerely,  
Melodi McAdams  
Cultural Resources Associate  
Tribal Historic Preservation Department  
United Auburn Indian Community of the Auburn Rancheria  
10720 Indian Hill Road  
Auburn, CA 95603  
(530) 328-1109 - office  
(530) 401-7470 - cell

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## Bogue, Kristen

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**From:** Coury, Kirt <kcoury@lakeforestca.gov>  
**Sent:** Tuesday, January 17, 2017 1:53 PM  
**To:** Cornell, Christina; Bogue, Kristen; Torres, Eddie  
**Cc:** Wetzel, Niki  
**Subject:** FW: Dunkin Donuts Lake Forest  
**Attachments:** UAIC\_Geographic\_Area\_of\_Traditional\_Cultural\_Affiliation\_2015Oct.jpg

Hello Team,

Good news response from the United Auburn Tribe. No new mitigation, and no further purpose for consultation. Once we finalize the traffic section and I final review/confirm the NOI and distribution list, we can prepare for public review. Talk to you soon.

Kirt

---

**From:** Melodi McAdams [mailto:[mmcadams@auburnrancheria.com](mailto:mmcadams@auburnrancheria.com)]  
**Sent:** Tuesday, January 17, 2017 1:31 PM  
**To:** Coury, Kirt  
**Cc:** Marcos Guerrero; Matthew Moore  
**Subject:** RE: Dunkin Donuts Lake Forest

Hello Kirt,

Thank you for the follow-up. I spoke with Cultural Resources Manager Marcos Guerrero and THPO Matthew Moore. After reviewing the project documentation, they noted that your project appears to be outside of UAIC's geographic area of traditional and cultural affiliation for the purposes of AB 52, so please disregard our comments.

Sincerely,  
Melodi McAdams  
Cultural Resources Associate  
Tribal Historic Preservation Department  
United Auburn Indian Community of the Auburn Rancheria  
10720 Indian Hill Road  
Auburn, CA 95603  
(530) 328-1109 - office  
(530) 401-7470 - cell

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**From:** Coury, Kirt [mailto:[kcoury@lakeforestca.gov](mailto:kcoury@lakeforestca.gov)]  
**Sent:** Tuesday, January 17, 2017 10:57 AM  
**To:** Melodi McAdams <[mmcadams@auburnrancheria.com](mailto:mmcadams@auburnrancheria.com)>  
**Subject:** Dunkin Donuts Lake Forest

Good Morning Melodi,

Thank you for taking my call this morning. I wanted to follow up regarding the request for consultation and the geotechnical analysis at this point. Per our conversation, my questions are 1) Does the tribe have specific mitigation they would like to see put into the IS/MND document, if so, can you provide that language so we can include it, and, 2) With that language included, would the tribe be okay with the City circulating the document for public review? We are wrapping up the document and would like to put it out for public review and comment (hopefully this week if possible). You mentioned that the Historical Preservation Officer would be the one to make the call. I do not have his

email, so if you could forward him this email and/or provide me email/phone number, I would be happy to contact him as well. Please let me know if you have any further questions or need additional information.

Thank you,

Kirt Coury

Contract Planner

City of Lake Forest

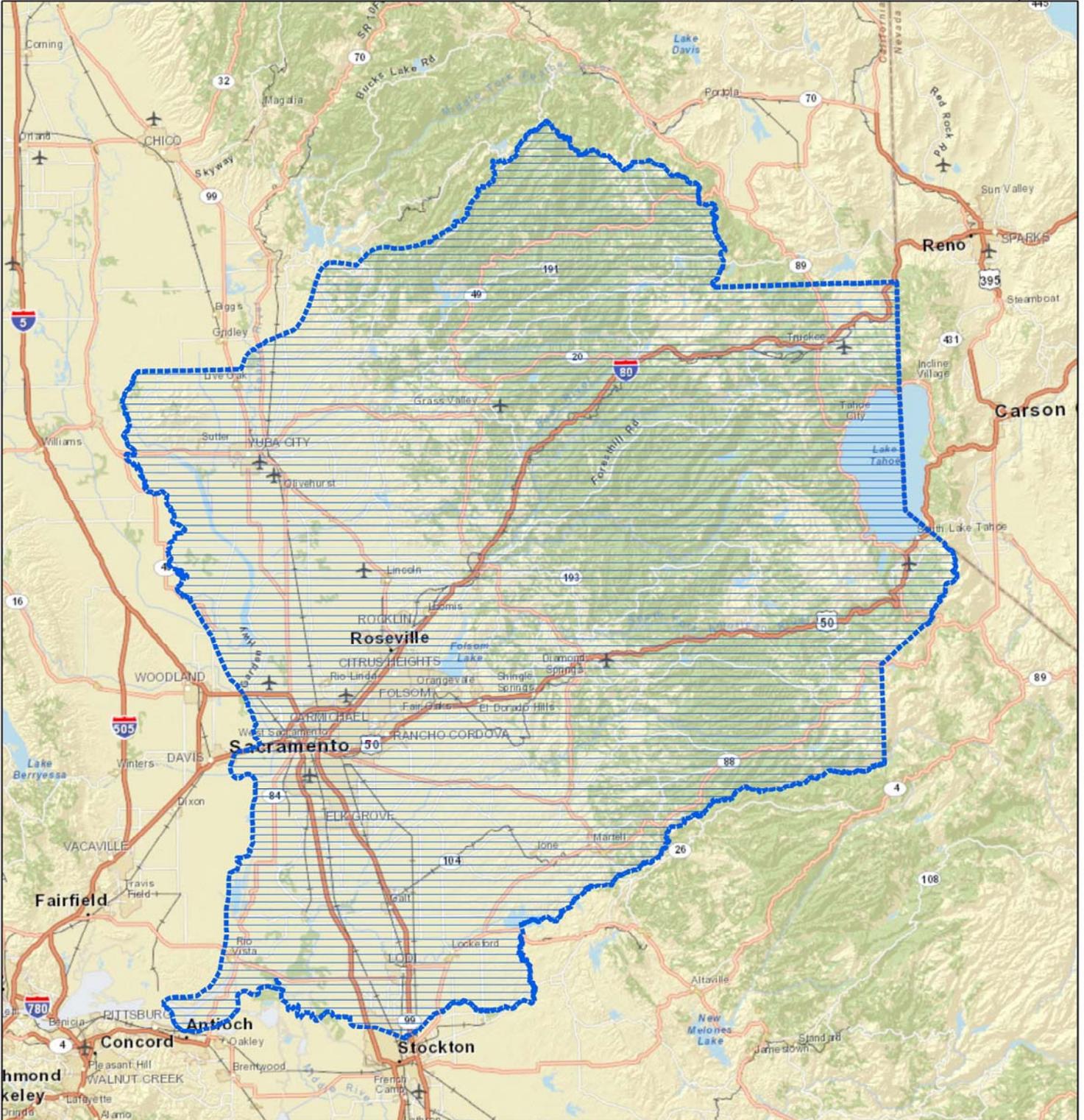
(949) 461-3472

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This area includes all of Amador, El Dorado, Nevada, Placer, Sacramento, Sutter and Yuba counties as well as portions of Butte, Plumas, San Joaquin, Sierra, Solano, and Yolo counties.

Map Created on 10/28/2015 by the UAIC Tribal Preservation Department



## Legend

0 5 10 20 Miles



UAIC Geographic Area of Traditional and Cultural Affiliation\*

\* The UAIC Geographic Area of Traditional and Cultural Affiliation boundary line is dashed to indicate that the boundary may change as affiliated resources are discovered or added, for example Valley and Sierra Miwok territory extends farther south.

This map is no substitute for direct consultation with UAIC prior to considering any proposed project or commencing any archaeological activities in or around sensitive areas.

Note: While we make every effort to identify Tribal Cultural Resources that exist within the UAIC Geographic Area of Traditional and Cultural Affiliation, it is highly probable that there are additional, older sites that we have not yet identified due to restricted access or other reasons or that agricultural or construction activities have distributed burials and cultural materials beyond the previously



MIWOK United Auburn Indian Community  
 MAIDU of the Auburn Rancheria

Gene Whitehouse  
 Chairman

John L. Williams  
 Vice Chairman

Calvin Moman  
 Secretary

Jason Camp  
 Treasurer

Gabe Cayton  
 Council Member

**RECEIVED**

MAR 27 2017

**CITY OF LAKE FOREST  
 DEVELOPMENT SERVICES DEPT**

March 1, 2017

Kirt Coury  
 City of Lake Forest  
 25550 Commercentre Dr., Suite 100  
 Lake Forest, CA 92630

Subject: Dunkin Donuts Drive-Thru Restaurant Project at 23771 El Toro Road

Dear Kirt Coury,

Thank you for providing additional information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects in your jurisdiction.

We are currently reviewing the information provided by your agency in order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC. Please continue to send us copies of the proposed project's environmental documents so that we have the opportunity to comment on potential impacts and proposed mitigation measures related to cultural resources. The information gathered will provide us with a better understanding of the project and the cultural resources on site and is invaluable for consultation purposes. Finally, please contact us if you find any Native American cultural resources in, or around, your project area.

Thank you again for taking these matters into consideration, and for involving the UAIC in the planning process. We look forward to reviewing the additional documents requested. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or email at [mguerrero@auburnrancheria.com](mailto:mguerrero@auburnrancheria.com) if you have any questions.

Sincerely,

Gene Whitehouse,  
 Chairman

CC: Marcos Guerrero, CRM

## Mansur, Jennifer

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**From:** Melodi McAdams <mmcadams@auburnrancheria.com>  
**Sent:** Wednesday, April 05, 2017 4:02 PM  
**To:** Mansur, Jennifer; Marcos Guerrero  
**Subject:** RE: Dunkin Donuts Lake Forest

Hello Planner Mansur,

Thank you for your outreach, the letter was inadvertently sent, please disregard.

Sincerely,  
Melodi McAdams  
Cultural Resources Associate  
Tribal Historic Preservation Department  
United Auburn Indian Community of the Auburn Rancheria  
10720 Indian Hill Road  
Auburn, CA 95603  
(530) 328-1109 - office  
(530) 401-7470 - cell

---

**From:** Mansur, Jennifer [<mailto:jmansur@lakeforestca.gov>]  
**Sent:** Wednesday, April 5, 2017 3:04 PM  
**To:** Marcos Guerrero <[mguerrero@auburnrancheria.com](mailto:mguerrero@auburnrancheria.com)>; Melodi McAdams <[mmcadams@auburnrancheria.com](mailto:mmcadams@auburnrancheria.com)>  
**Subject:** FW: Dunkin Donuts Lake Forest

Ms. McAdams and Mr. Guerrero,

The City of Lake Forest is currently processing an Mitigated Negative Declaration for a new 988 sf Dunkin Donuts drive-through building located at 23771 El Toro Road. During the California Native American Tribal consultation process, you expressed interest in a consultation on behalf of the United Auburn Indian Community of the Auburn Rancheria (UAIC). However, in a subsequent email (see below) you noted that the City of Lake Forest was outside the AUIC's geographic area of traditional and cultural affiliation for the purposes of AB 52. However, in response to the comment period for the public review of the same environmental document, we received a second comment letter (see attached). Please let me know if this second letter was inadvertently sent. If you have any questions, feel free to call me at (949) 461-3472 or reply to this email. Thanks!

Jennifer Mansur, AICP  
Associate Planner  
City of Lake Forest  
(949) 461-3472

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**From:** Melodi McAdams [<mailto:mmcadams@auburnrancheria.com>]  
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**Cc:** Marcos Guerrero; Matthew Moore  
**Subject:** RE: Dunkin Donuts Lake Forest

Hello Kirt,

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Sincerely,  
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Thank you,  
Kirt Coury  
Contract Planner  
City of Lake Forest  
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### 3.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (*Public Resources Code* Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, *Mitigation Monitoring and Reporting Checklist*, has been prepared for the Dunkin' Donuts Drive-Thru Restaurant Project (the proposed project). This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable Conditions of Approval relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the City of Lake Forest Dunkin' Donuts Drive-Thru Restaurant Project file.

This Mitigation Monitoring and Reporting Program (MMRP) delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Checklist (Table 1). If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study/Mitigated Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.



- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in *CEQA Guidelines* Section 15162. No change will be permitted unless the MMRP continues to satisfy the requirements of *Public Resources Code* Section 21081.6.



Table 1  
Mitigation Monitoring and Reporting Checklist

| Mitigation Number                      | Mitigation Measure  | Implementation Responsibility                      | Timing  | Monitoring Responsibly                         | Timing  | VERIFICATION OF COMPLIANCE |      |         |
|--|---|--|---|--|---|----------------------------|------|---------|
|  |   |  |   |  |   | Initials                   | Date | Remarks |
| <b>HAZARDS AND HAZARDOUS MATERIALS</b> |   |  |   |  |   |                            |      |         |
| HAZ-1                                  | Prior to issuance of a Certificate of Occupancy, the Project Contractor shall submit documentation as proof, to the Director of Development Services (or designee), that the AS/SVE equipment and closure/relocation of any monitoring wells have been conducted in compliance with OCHCA standards and regulations.  | Contractor   | Prior to Issuance of a Certificate of Occupancy | Director of Development Services (or designee) | Prior to Issuance of a Certificate of Occupancy |                            |      |         |
| HAZ-2                                  | Prior to issuance of a grading permit for the proposed Project, a Construction Contingency Plan shall be developed by a qualified environmental professional in consultation with the City Engineer. At a minimum, the Construction Contingency Plan shall include guidance for handling, segregating, and characterizing potentially contaminated soil generated during demolition and grading activities in order to minimize impacts to worker safety and the environment. The Plan shall also identify that the Contractor must verify that all exported soils are not contaminated with hazardous materials above regulatory thresholds in consultation with a Phase II/Site Characterization Specialist. If export soils are determined to be contaminated above regulatory thresholds, the Phase II/Site Characterization Specialist shall recommend proper handling, use, and/or disposal of these soils. | Applicant/<br>Qualified Environmental Professional | Prior to Issuance of a Grading Permit           | City Engineer (or designee)                    | Prior to Issuance of a Grading Permit           |                            |      |         |



Table 1 (continued)  
Mitigation Monitoring and Reporting Checklist

| Mitigation Number | Mitigation Measure   | Implementation Responsibility | Timing                                | Monitoring Responsibly   | Timing  | VERIFICATION OF COMPLIANCE |      |         |
|-------------------|--|-------------------------------|---------------------------------------|--|---|----------------------------|------|---------|
|                   |  |                               |                                       |  |   | Initials                   | Date | Remarks |
| <b>NOISE</b>      |  |                               |                                       |  |   |                            |      |         |
| NOI-1             | <p>Prior to Grading Permit issuance, the Applicant shall demonstrate, to the satisfaction of the Lake Forest Public Works Department that the Project complies with the following:</p> <ul style="list-style-type: none"> <li>Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other noise attenuation devices.</li> <li>Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible.</li> <li>During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.</li> <li>Construction activities shall not take place outside of the allowable hours specified by the City's Noise Ordinance, Section 11.16.060 (D) (7:00 a.m. to 8:00 p.m., Monday through Saturday).</li> </ul> | Applicant                     | Prior to Issuance of a Grading Permit | Lake Forest Public Works Department/ Development Services Department | Prior to Issuance of a Grading Permit / During Construction |                            |      |         |



Table 1 (continued)  
Mitigation Monitoring and Reporting Checklist

| Mitigation Number                | Mitigation Measure  | Implementation Responsibility | Timing                                 | Monitoring Responsibly   | Timing                                 | VERIFICATION OF COMPLIANCE |      |         |
|----------------------------------|---|-------------------------------|--|--|--|----------------------------|------|---------|
|                                  |   |                               |  |  |  | Initials                   | Date | Remarks |
| <b>PUBLIC SERVICES</b>           |   |                               |  |  |  |                            |      |         |
| PSU-1                            | Prior to issuance of a Building Permit, the Project Applicant shall submit a Fire Master Plan to the Orange County Fire Authority (OCFA) for review and approval. The Fire Master Plan shall be prepared in accordance with OCFA's Guideline B-09 (Fire Master Plans for Commercial & Residential Development).   | Applicant                     | Prior to Issuance of a Building Permit | Orange County Fire Authority/<br>Lake Forest Development Services Department   | Prior to Issuance of a Building Permit |                            |      |         |
| <b>TRIBAL CULTURAL RESOURCES</b> |   |                               |  |  |  |                            |      |         |
| TCR-1                            | If evidence of subsurface tribal cultural resources is found during construction, excavation, and/or other construction activities in that area, construction activities shall cease and the construction contractor shall contact the Lake Forest Development Services Department. With direction from the City Engineer and Director of Development Services, an archaeologist certified by the County of Orange shall be retained to evaluate the discovery prior to resuming grading in the immediate vicinity of the find. If warranted (as determined by the City Engineer and Director of Development Services in consultation with the archaeologist), the archaeologist shall contact the Native American Heritage Commission to determine the appropriate Native American monitor for the find. The archaeologist and Native American Monitor shall collect the resource and prepare a technical report describing the results of the | Contractor                    | During Construction                    | Lake Forest Development Services Department/<br>Director of Development Services (or designee)/<br>City Engineer (or designee) | During Construction                    |                            |      |         |



Table 1 (continued)  
 Mitigation Monitoring and Reporting Checklist

| Mitigation Number | Mitigation Measure   | Implementation Responsibility | Timing | Monitoring Responsibility | Timing | VERIFICATION OF COMPLIANCE |      |         |
|-------------------|--|-------------------------------|--------|---------------------------|--------|----------------------------|------|---------|
|                   |  |                               |        |                           |        | Initials                   | Date | Remarks |
|                   | investigation. The test-level report shall evaluate the site including discussion of significance (depth, nature, condition, and extent of the resources), final mitigation recommendations, and cost estimates. |                               |        |                           |        |                            |      |         |