

APPENDIX P  
DRAFT MITIGATION MONITORING AND REPORTING PROGRAM  
LAKE FOREST OPPORTUNITIES STUDY  
PROGRAM EIR

**1.1.1 INTRODUCTION**

The California Environmental Quality Act (CEQA) requires that agencies certifying Environmental Impact Reports take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval.

Effective January 1, 1989, CEQA was amended to add Section 21081.6, implementing Assembly Bill (AB) 3180. As part of CEQA (state-mandated) environmental review procedures, Section 21081.6 requires a public agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) for assessing and ensuring efficacy of any mitigation measures applied to the proposed project. Specifically, the lead or responsible agency must adopt a reporting or monitoring program for mitigation measures incorporated into a project or imposed as conditions of approval. The program must be designed to ensure compliance during project implementation. As stated in Public Resources Code, Section 21081.6 (a) (1):

“1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.”

AB 3180 provides general guidelines for implementing monitoring and reporting programs. Specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final approval of the proposal by the responsible decision maker(s). In response to established CEQA requirements and those of (AB) 3180 (Public Resources Code Section 21000 et seq.), the proposed MMRP for the City of Lake Forest’s Opportunity Study shall be submitted for consideration by the decision-makers prior to completion of the environmental review process.

This MMRP will be used by the City of Lake Forest to ensure compliance with mitigation measures associated with the Opportunity Study and subsequent development. Mitigation measures were identified in the Environmental Impact Report to address significant or potentially significant impacts to the following resources:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources Hazards And Hazardous Materials
- Hydrology/Water Quality
- Noise
- Public Services

These mitigation measures are included in the MMRP. For each measure, the MMRP specifies: the implementation responsibility and timing, and the monitoring responsibility and timing. In addition to the required mitigation measures the MMRP lists Project Design Features (PDFs) and Standard Conditions of Approval (SC) applicable to the project.

**MITIGATION MONITORING AND REPORTING PROGRAM  
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<b>MITIGATION</b>	<b>IMPLEMENTATION RESPONSIBILITY</b>	<b>TIMING</b>	<b>MONITORING RESPONSIBILITY</b>	<b>TIMING</b>	<b>MITIGATION COMPLETE?</b>
<b>AESTHETICS</b>					
<i>Mitigation Measures for Aesthetics</i>					
MM 3.1-1 Prior to approval of a Site Development Permit for each specific development project, the applicant shall submit a lighting plan to the Development Services Department for review and approval. The plan shall specify the lighting type and placement to ensure that the effects of security lighting are limited as a means of minimizing night lighting and the associated impacts to aesthetics. Prior to issuance of a building permit, the City of Lake Forest shall review the plans and specifications to ensure that all light fixtures will use glare-control visors, arc tube suppression caps, and will use a photometric design that maintains 70 percent of the light intensity in the lower half of the light beam. Completion of this measure shall be monitored and enforced by the City of Lake Forest.	PA	SDP	DDS	SDP P-OP	
MM 3.1-2 All lighting and advertising (including signage) shall be oriented in such a manner to reduce the amount of light shed onto adjacent residential development and incorporate “cut-off” shields as appropriate to minimize any increase in lighting at adjacent residential properties.	PA	FPS	DDS	PC	
MM 3.1-3 All interior floodlights, exterior parking lot, and other security lighting shall be directed away from adjacent uses and towards the specific location intended for illumination. State-of-the-art fixtures shall be used, and all lighting shall be shielded to minimize the production of glare and light spill onto both existing and proposed residential units. A lighting design plan shall be submitted to the City for approval at plan check for each specific development project.	PA	FPS	DDS	PC	

**ABRIEVATIONS:**

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MM 3.1-4 Landscape illumination and exterior sign lighting shall follow the City's Municipal Code and applicable Planned Community design guidelines and be accomplished with low-level unobtrusive fixtures.	PA	FPS	DDS	PC	
<i>Standard Conditions and Legal Requirements for Aesthetics</i>					
Compliance with Municipal Code and applicable Planned Community text documents to ensure that height, bulk, architecture and/or signage will comply with code requirements.	PA	SDP	DDS	SDP	
<i>Landscaping Standard Conditions of Approval:</i> <b>LS1</b> Prior to the issuance of a building permit, the applicant shall submit to the Director of Development Services for review and approval a precise landscape and irrigation construction plan prepared by a licensed landscape architect for the project consistent with the conceptual landscape plans approved by the Planning Commission on _____, 200_.	PA	P-BP	DDS	P-BP	
<b>LS2</b> Prior to the issuance of a certificate of use and occupancy for the project, the applicant shall have installed landscaping and irrigation in accordance with the approved plan. The applicant shall submit a landscape installation verification letter to the Director of Development Services from a licensed landscape architect indicating that the landscaping for the project was installed in accordance with the approved plan.	PA	P-BP	DDS	P-OP	
<i>Light and Glare Standard Condition of Approval:</i> <b>LG1</b> Prior to approval of an SDP, the applicant shall submit a photometric survey for the site. In addition, the applicant shall provide a note on the lighting plans that states no direct lighting spillage shall be permitted to shine on any other property. The proposed lighting standards shall be hooded or shielded to focus the light downward. A Certificate of Occupancy shall not be	PA	P-SDP	DDS	P-OP	

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issued until the lighting has been reviewed and approved by the Director of Development Services.					
<i>Mechanical Equipment Standard Conditions of Approval:</i> <b>ME2</b> Prior to issuance of a certificate of occupancy, the applicant shall insure that mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust fans shall be screened from view through the use of approved roof screens, recessed roof wells and/or use of the building parapets.	PA	P-BP	DDS	P-OP	
<i>Model Home Complex Standard Condition of Approval:</i> <b>MHC1</b> Within 60 days after the termination of the use of the subject property as a model home/sales complex, the parking lot and temporary fencing shall be removed or revised as necessary to comply with the current applicable zoning regulations. Within six months following the removal of the parking lot improvement and trailer, the lots upon which the parking lot and trailer were situated shall be either planted with grass or improved with dwellings.	PA	A-O	DDS	O	
<b>AGRICULTURAL RESOURCES</b>					
NONE					
<b>AIR QUALITY</b>					
<i>Mitigation Measures for Air Quality</i>					
MM 3.3-1 The developer shall require by contract specifications that all diesel-powered equipment used would be retrofitted with after-treatment products (e.g., engine catalysts) to the extent that it is readily available in the South Coast Air Basin. Contract specifications language shall be reviewed by the City prior to issuance of a grading permit.	PA	CP	DDS	P-GP	
MM 3.3-2 The developer shall require by contract specifications that all heavy-duty diesel-	PA	CP	DDS	P-GP	

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powered equipment operating and refueling at a project site within the Project Area would use low-NOx diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California ARB diesel) in the South Coast Air Basin (this does not apply to diesel-powered trucks traveling to and from the project sites within the Project Area). Contract specification language shall be reviewed by the City prior to issuance of a grading permit.					
MM 3.3-3 The developer shall require by contract specifications that alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) and low-emission diesel construction equipment would be utilized to the extent that the equipment is readily available and cost effective in the South Coast Air Basin. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.	PA	CP	DDS	P-GP	
MM 3.3-4 The developer shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.	PA	CP	DDS	P-GP	
MM 3.3-5 The developer shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.	PA	CP	DDS	P-GP	
MM 3.3-6 The developer shall require by	PA	CP	DDS	P-GP	

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contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines to the extent feasible. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.					
<p>MM 3.3-7 The developer shall implement dust control measures consistent with SCAQMD Rule 403— Fugitive Dust during the construction phases of new project development. Contract specification language shall be reviewed for inclusion of this language by the City prior to issuance of a grading permit. The following actions are currently recommended to implement Rule 403 and have been quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the source of the dust generation:</p> <ul style="list-style-type: none"> <li>• Apply water and/or approved nontoxic chemical soil stabilizers according to manufacturer’s specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days)</li> <li>• Replace ground cover in disturbed areas as quickly as possible</li> <li>• Enclose, cover, water twice daily, or apply approved chemical soil binders to exposed piles with 5 percent or greater silt content</li> <li>• Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. Water active grading sites at least twice daily</li> <li>• Suspend all excavating and grading operations</li> </ul>	PA	CP D-G D-C	DDS  DPW	P-GP  D-G, D-C	

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<p>when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period</p> <ul style="list-style-type: none"> <li>• All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code</li> <li>• Sweep streets at the end of the day</li> <li>• Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip on a gravel surface to prevent dirt and dust from impacting the surrounding areas.</li> <li>• Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces</li> <li>• Post and enforce traffic speed limits of 15 miles per hour or less on all unpaved roads</li> </ul>					
<i>Standard Conditions and Legal Requirements for Air Quality</i>					
Project level review to determine construction and operation emissions	PA	MTM	DDS	MTM	
Compliance with Title 24, Part 6, California's Energy Efficiency Standards for Residential and Nonresidential Buildings.	PA	P-BP	DDS	P-BP	
<b>BIOLOGICAL RESOURCES</b>					
Mitigation Measures for Biological Resources					
MM 3.4-1 Sensitive Species Surveys. Where future development projects have the potential to reduce or eliminate habitat for native plant and wildlife species or sensitive habitats, including but not limited to those	PA	MTM	DDS	MTM	

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<p>listed in Appendix E (Sensitive Species Potentially Occurring within the Project Area), the project applicant shall conduct biological field surveys of the Project Area to characterize the extent and quality of habitat that would be impacted by project development. Surveys shall be conducted in accordance with current CDFG or USFWS survey protocols for the target species by qualified biologists or botanists. If no sensitive species are observed and the regulatory agencies agree with those findings then no further mitigation will be required for the species. Similarly, if no sensitive habitats are observed and the regulatory agencies agree with those findings then no further mitigation will be required.</p> <p>If sensitive species or habitats are documented on a specific site, and the species or habitat is covered by the NCCP/HCP the applicant shall conform and comply with the applicable requirements of the NCCP/HCP and proceed with MM 3.4-2. If the species or habitat is not covered in the NCCP/HCP, then refer to MM 3.4-3. For impacts to wetlands and other aquatic habitats, refer to MM 3.4-4.</p>					
<p>MM 3.4-2 Loss of Coastal Sage Scrub Habitat and Plant and Animal Species Protected by the NCCP/HCP. Prior to recordation of a subdivision map or issuance of a grading permit, whichever comes first, the Applicant shall retain a qualified, permitted biologist to confirm the presence and quantity of coastal sage scrub habitat located on the project site. If coastal sage scrub habitat is found to be located on the project site, the Applicant shall submit proof to the Director of Development Services that in-lieu fees have been paid to the County of Orange Central/Coastal Natural Communities</p>	PA	MTM	DDS	MTM	

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<p>Conservation Plan (NCCP) Reserve. Currently, these fees are assessed at \$65,000 per acre of coastal sage scrub habitat lost.</p> <p>The Applicant shall also demonstrate to the satisfaction of the Director of Development Service compliance with the following NCCP construction impact avoidance measures or such measure in effect at the time of construction:</p> <p>1. To the maximum extent practicable, no grading of CSS habitat that is occupied by nesting gnatcatchers will occur during the breeding season (February 15 through July 15). It is expressly understood that this provision and the remaining provisions of these “construction-related minimization measures,” are subject to public health and safety considerations. These considerations include unexpected slope stabilization, erosion control measures and emergency facility repairs. In the event of such public health and safety circumstances, landowners or public agencies/utilities will provide USFWS/CDFG with the maximum practicable notice (or such notice as is specified in the NCCP/HCP) to allow for capture of gnatcatchers, cactus wrens and any other CSS Identified Species that are not otherwise flushed and will carry out the following measures only to the extent as practicable in the context of the public health and safety considerations.</p> <p>2. Prior to the commencement of grading operations or other activities involving significant soil disturbance, all areas of CSS habitat to be avoided under the provisions of the NCCP/HCP, shall be identified with temporary fencing or other markers clearly visible to construction personnel. Additionally, prior to the commencement of grading operations or other activities involving</p>					

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<p>disturbance of CSS, a survey will be conducted to locate gnatcatchers and cactus wrens within 100 feet of the outer extent of projected soil disturbance activities and the locations of any such species shall be clearly marked and identified on the construction/grading plans.</p> <p>3. A monitoring biologist, acceptable to USFWS/CDFG will be on site during any clearing of CSS. The landowner or relevant public agency/utility will advise USFWS/CDFG at least seven (7) calendar days (and preferably fourteen (14) calendar days) prior to the clearing of any habitat occupied by Identified Species to allow USFWS/CDFG to work with the monitoring biologist in connection with bird flushing/capture activities. The monitoring biologist will flush identified Species (avian or other mobile Identified Species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. If birds cannot be flushed, they will be captured in mist nets, if feasible, and relocated to areas of the site to be protected or to the NCCP/HCP Reserve System. It will be the responsibility of the monitoring biologist to assure that Identified bird species will not be directly impacted by brush-clearing and earth-moving equipment in a manner that also allows for construction activities on a timely basis.</p> <p>4. Following the completion of initial grading/earth movement activities, all areas of CSS habitat to be avoided by construction equipment and personnel will be marked with temporary fencing or other appropriate markers clearly visible to construction personnel. No construction access, parking or storage of equipment or materials will be permitted within such marked areas.</p> <p>5. In areas bordering the NCCP reserve system or</p>					

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<p>Special Linkage/Special Management areas containing significant CSS identified in the NCCP/HCP for protection, vehicle transportation routes between cut-and-fill locations will be restricted to a minimum number during construction consistent with project construction requirements. Waste dirt or rubble will not be deposited on adjacent CSS identified in the NCCP/HCP for protection. Preconstruction meetings involving the monitoring biologist, construction supervisors and equipment operators will be conducted and documented to ensure maximum practicable adherence to these measures.</p> <p>6. CSS identified in the NCCP/HCP for protection and located within the likely dust drift radius of construction areas shall be periodically sprayed with water to reduce accumulated dust on the leaves as recommended by the monitoring biologist.</p>					
<p>MM 3.4-3 Loss of Species or Habitats Not Covered by the NCCP/HCP. To mitigate for potential impacts to species or habitats not covered by the NCCP/HCP the following process shall be followed. The applicant has two options: (1) the applicant can obtain suitable replacement habitat and dedicate that property to the conservation and protection of sensitive species in perpetuity, or (2) the applicant can satisfy the requirements of the FESA and CESA under the consultation and permitting provisions of these regulations. In both of these options, the applicant shall first consult with the appropriate resource agency (CDFG and/or USFWS) and establish a mitigation plan for the specific species or habitat. Appropriate mitigation shall be identified in a mitigation plan prepared by the applicant. In this mitigation plan the</p>	PA	MTM	DDS	MTM	

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applicant shall demonstrate capacity for funding appropriate mitigation and the mitigation must be legally assured. Habitat acquisition and set asides shall occur in areas with long-term conservation potential. Any mitigation proposed shall be approved by the City and appropriate resource agency prior to implementation.					
MM 3.4-4 Mitigation for Impacts to Wetlands and Aquatic Habitats. <u>MM 3.4-4-A Wetland Delineation.</u> Prior to approval of Tentative Tract or Parcel Maps, a qualified wetland specialist shall conduct a wetland delineation in accordance with USACE methodology of all jurisdictional waters, seeps and stream channels within a site. If appropriate, this specialist shall also submit a request for a streambed alteration agreement from CDFG because CDFG also has jurisdiction over lakes and streams under Section 1600 of the Fish and Game Code. The wetland specialist shall prepare and submit a request for a jurisdictional determination to the USACE or CDFG as appropriate. Those waters not subject to the USACE jurisdiction could fall under the regulatory control of the local RWQCB. The wetland specialist shall submit the delineation documents along with the USACE jurisdictional determination to the RWQCB and request an assessment of jurisdiction. If the areas in question are subject to the USACE or RWQCB jurisdiction then the following two measures shall be implemented as required. If the areas in question are not jurisdictional, then there is no impact to wetlands and no further action is required.	PA	MTM	DDS	MTM	
<u>MM 3.4-4-B Permitting.</u> The wetland specialist shall prepare an application for fill of waters subject to the	PA	MTM	DDS	MTM	

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USACE jurisdiction as determined in MM 3.4-4-A. If appropriate, this specialist shall also submit a request for a streambed alteration agreement from CDFG because CDFG also has jurisdiction over lakes and streams under Section 1600 of the Fish and Game Code. For wetlands that are not subject to the USACE jurisdiction within the Project Area, but RWQCB has indicated that they will assert jurisdiction, an application for a Waste Discharge Requirement or Waiver of Waste Discharge Requirement shall be submitted to the local RWQCB. The regulatory requirements of contained within the Clean Water Act, the Waste Discharge Requirement, and the Streambed Alteration Agreement would mandate minimal intrusion into jurisdictional areas and compensatory mitigation for permanent impacts to these areas.					
<u>MM 3.4-4-C Restoration Plan.</u> Once an approved wetland delineation is in place, the wetland specialist shall develop a comprehensive wetland restoration plan to offset impacts to these resources. Restoration could include on- or off-site construction of wetlands, contribution of funds to a local mitigation bank, or restoration of existing yet relatively poor quality wetlands. The USACE goal is to permit no net loss of functions and values of wetland habitat. The replacement ratio of wetland acreage required to achieve this goal is a minimum of 1(new):1(old).	PA	MTM	DDS	MTM	
MM 3.4-5 Mitigation for Fragmentation of Habitat and Wildlife Movement Corridors. In order to minimize the fragmentation of habitat and wildlife movement corridors the City shall require the applicant to include, to the extent feasible, specific design features to maintain connectivity between remaining open spaces.	PA	MTM	DDS	MTM	

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These features include greenbelts and other wildlife movement corridors through the proposed developments, creek setbacks and wildlife friendly stream crossings (bridges instead of culverts), and installation of wildlife-friendly landscaping (native vegetation). Any nighttime lighting shall be focused away from greenbelts and riparian corridors to preserve the nighttime integrity of these movement corridors.					
<i>Project Design Features for Biological Resources</i>					
Preservation of habitat areas on Sites 1 and 2.	PA	MTM	DDS	MTM	
<i>Standard Conditions and Legal Requirements for Biological Resources</i>					
Compliance with HCP/NCCP including construction minimization measures listed on page 3.4-34 of the Draft PEIR	PA	C	DDS	C	
Compliance with applicable resource agency permitting requirements, including but not limited to: California Department of Fish and Game, U.S. Fish and Wildlife Service, Army Corps of Engineers.	PA	P-C	DDS	P-C	
<i>Biology standard conditions of approval:</i>					
<b>BR1</b> The applicant shall comply with the requirements of state and federal agencies with regards to construction within jurisdictional areas. This includes the applicant obtaining a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Game. A mitigation program will be subject to the review and approval of CDFG during the process to obtain a Section 1602 Streambed Alteration Agreement. Prior to the issuance of a grading permit, the applicant shall comply with the requirements of state and federal agencies with regards to construction within the jurisdictional area(s).	PA	P-C	DDS	P-C	
<b>BR2</b> The applicant shall comply with the requirements of state and federal agencies with regards to	PA	P-C	DDS	P-C	

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MITIGATION	IMPLEMENTATION RESPONSIBILITY	TIMING	MONITORING RESPONSIBILITY	TIMING	MITIGATION COMPLETE?
<p>construction within the jurisdictional areas. This includes the applicant obtaining a Section 401 Water Quality Certification and a Section 404 (Clean Water Act) permit from the Regional Water Quality Control Board (RWQCB) and the U.S. Army Corps of Engineers respectively. A mitigation program will be subject to the review and approval of the Corps and the RWQCB during the processes to obtain a Section 404 permit and 401 Water Quality Certification.</p>					
<b>CULTURAL RESOURCES</b>					
<i>Mitigation Measures for Cultural Resources</i>					
<p>MM 3.5-1 Prior to issuance of a grading permit for any site within the Project Area, a qualified archaeologist shall be retained by the applicant for that grading permit to provide professional archaeological services. The archaeologist shall be present at the pre-grading conference to establish procedures for archaeological resource surveillance. Those procedures shall include provisions for temporarily halting or redirecting work to permit sampling, identification, and evaluation of resources deemed by the archaeologist to potentially be historical resources or unique archaeological resources under CEQA. If, before grading, any portions of the property subject to the grading permit have been identified as sites, which may have such resources present and may be impacted by development, the archaeologist shall conduct a site survey and records search and such further examination as may be needed to assess the significance of the resources. If the archeological resource is determined to be a unique archeological resource, options for avoidance or preservation in place shall be evaluated and implemented if feasible. In the event that avoidance or</p>	PA	P-GP G	DDS	P-GP G	

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preservation in place is infeasible and the archaeologist determines that the potential for significant impacts to such resources exists, a data recovery program shall be expeditiously conducted. The archaeologist also shall conduct on-site archaeological monitoring for the grading operation. Should historical resources or unique archaeological resources be discovered during the grading operation, grading activities shall be modified to allow expeditious and proper analysis and/or salvage of the resources. Disposition of the resources shall be within the discretion of the City of Lake Forest.					
MM 3.5-2 The qualified archaeologist retained shall prepare monthly progress reports to be filed with the site developer(s) and the City of Lake Forest.	PA	G	DDS	G	
MM 3.5-3 Artifacts recovered shall be prepared, identified, and cataloged before donation to the accredited repository designated by the City of Lake Forest. Any artifacts determined to be insignificant shall be offered to local schools for use in educational programs.	PA	G	DDS	G	
MM 3.5-4 The qualified archaeologist retained shall prepare a final report to be filed with the site developer(s) and the City of Lake Forest. The report shall include a list of specimens recovered, documentation of each locality, interpretation of artifacts recovered and shall include all specialists' reports as appendices.	PA	A-G	DDS	P-OP	
MM 3.5-5 Prior to issuance of a grading permit, a qualified paleontologist shall be retained by the site developer(s) to provide professional paleontological services. Specifically, during grading activities, the qualified paleontologist shall conduct on-site paleontological monitoring for the project site.	PA	P-GP G	DDS	P-GP G	

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Monitoring shall include inspection of exposed surfaces and microscopic examination of matrix to determine if fossils are present. The monitor shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. Cooperation and assistance from on-site personnel will greatly assist timely resumption of work in the area of the fossil discovery.					
MM 3.5-6 The qualified paleontologist retained shall prepare monthly progress reports to be filed with the site developer(s) and the City of Lake Forest.	PA	G	DDS	G	
MM 3.5-7 Fossils recovered shall be prepared, identified, and cataloged before donation to the accredited repository designated by the City of Lake Forest.	PA	G	DDS	G	
MM 3.5-8 The qualified paleontologist retained shall prepare a final report to be filed with the site developer(s) and the City of Lake Forest. The report shall include a list of specimens recovered, documentation of each locality, interpretation of fossils recovered and shall include all specialists' reports as appendices.	PA	A-G	DDS	P-OP	
<b>GEOLOGY, SOILS, AND MINERAL RESOURCES</b>					
<i>Mitigation Measures for Geology, Soils and Mineral Resources:</i>					
NONE					
<i>Legal Requirements for Geology, Soils and Mineral Resources:</i>					
Compliance with California Building Code Seismic Zone 4 Standards	PA	P-BP	DDS	P-BP	
Site specific review by California Certified Engineering Geologist	PA	MTM	DPW	MTM	
Implementation of National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMPs)	PA	MTM C O	DPW	MTM C O	

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Preparation and implementation of Storm Water Pollution Prevention Plan (SWPPP)	PA	MTM C O	DPW	MTM C O	
<i>Grading Standard Conditions of Approval:</i>					
<b>G1</b> Prior to the issuance of precise grading permits, the applicant shall prepare and submit a final (precise) grading plan to the Building Division of the Development Services Department showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion control, slope easements, structural best management practices conforming to the approved water quality management plan, and other pertinent information.	PA	P-GP	DPW	P-GP	
<b>G2</b> Prior to the issuance of precise grading permits, the applicant shall in a manner meeting the approval of the City Engineer: ~ Design provisions for surface drainage; and ~ Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and ~ Dedicate the associated easements to the City of Lake Forest, if determined necessary by the City Engineer. ~ Prior to the issuance of any certificates of use and occupancy said improvements shall be constructed in a manner meeting the approval of the City Engineer.	PA	P-GP	DPW	P-GP	
<b>G3</b> Prior to approval of the final design plans and issuance of a grading permit, the applicant shall conduct a site-specific geotechnical investigation for the entire site and prepare a report that fully assesses the geologic and soil conditions of the site. As part of the report preparation, soil sampling and any geotechnical testing will be completed at each location where structures are to be erected. The report shall provide grading and	PA	MTM P-GP P-BP	DPW	MTM P-GP P-BP	

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structural design recommendations for avoiding liquefaction, subsidence or collapse for each of the proposed structures. The recommendations shall be implemented by the Project Applicant.					
<p><b>G4</b> During project grading and construction activities, the following measures shall be implemented by the applicant as monitored by the Director of Development Services and Director of Public Works/City Engineer.</p> <p>A. Normal watering procedures or other dust palliative measures shall be followed during earth moving and construction operations to minimize fugitive dust emissions in compliance with SCAQMD Rule 403. Soil binders shall be spread on site, unpaved roads, and parking area in compliance with Rule 403.</p> <p>B. Where practical, heavy duty construction equipment shall be kept on-site when not in operation to minimize exhaust emissions associated with vehicles entering and exiting the project site.</p> <p>C. Restrict traffic speeds on all unpaved road to 15 miles per hour or less, and provide a flag person to properly guide traffic and ensure safety at the construction site.</p> <p>D. Suspend all grading operations when wind speeds exceed 25 miles per hour and during second stage smog alerts.</p> <p>E. Comply with SCAQMD Rules 402 and 403 which state that no dust impacts off-site sufficient to be called a nuisance are created and restrict visible emissions from construction and grading, respectively.</p> <p>F. Use low emission mobile construction equipment (i.e., tractors, scrapers, dozers, etc.) where practical. Shut off engines when not in use.</p> <p>G. Maintain construction equipment in peak operating condition to reduce operating emissions.</p>	PA	G C	DDS DPW	G C	

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<p>~ Use low sulfur fuel for equipment to the extent feasible.</p> <p>~ Use electric equipment whenever practicable.</p> <p>~ Moisten soil to grading to 12% soil moisture.</p> <p>~ Water exposed surfaces at least twice daily under calm conditions and as often as needed on windy days when winds are less than 25 miles per hour or during dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.</p> <p>~ Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.</p> <p>~ Wash mud-covered tires and under-carriages of any trucks leaving construction sites.</p> <p>~ Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.</p> <p>~ Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.</p>					
<p><b>G5</b> This project necessitates the construction of public and/or private infrastructure improvements. Prior to the issuance of preliminary or precise grading permits, the applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of public and/or private improvements, in conformance with applicable City standards and the City's Capital Improvement Policy, including but not limited to:</p> <p>a. Street improvements including, but not limited to: pavement, curb and gutter, medians, sidewalks, drive</p>	PA	PGP	DPW	PGP	

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<p>approaches, street lighting, signing, striping as follows:</p> <p>b. Traffic signal systems, interconnect traffic signal preemption devices and other traffic control and management devices</p> <p>c. Storm drain facilities</p> <p>d. Subdrain facilities</p> <p>e. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).</p> <p>f. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts as well as the Orange County Fire Authority when appropriate.</p> <p>g. Riding, hiking and bicycle trails adjacent to or through the project site.</p> <p>h. Undergrounding of existing overhead and proposed utility distribution lines.</p> <p>i. Transit-related improvements depicted on the approved tentative map</p> <p>Plans for improvements, including proposed and relocated utility lines, shall be approved by the Public Works Director/City Engineer based on the City's ordinances, standards, and policies, including, but not limited to, those design and construction standards adopted by the City or otherwise reasonably determined by the Director to be applicable to the project. Plans for signing, striping, and other traffic control devices shall be approved by the City Traffic Engineer. Water improvement plans shall be approved by the Fire Marshal, the local water district, and the Public Works Director/City Engineer. The water distribution system and appurtenances shall conform to the applicable laws and adopted regulations enforced by the Orange County Health Department. Public sewer and reclaimed water</p>					

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improvement plans shall be approved by the local sewerage agency and the Public Works Director/City Engineer. The requirement for the reclaimed water line for irrigation is contingent upon an existing line within reasonable proximity to the site. Construction of improvements shall be under the inspection of the Public Works Department.					
<b>G6</b> Prior to issuance of any permit, any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City, shall be subordinated by the applicant to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the Director of Public Works/City Engineer based on the City's ordinances, standards, and policies, including, but not limited, to those design and construction standards adopted by the City or otherwise reasonably determined by the Director to be applicable to the project.	PA	MTM	DPW	MTM	
<b>G7</b> Prior to issuance of a grading permit, a recordable instrument providing for reciprocal ingress and egress access easements between and among the parcels with access via private drives shall be submitted by the applicant to the City of Lake Forest for review and approval of the City Attorney, Director of Development Services and the Director of Public Works/City Engineer. The instrument shall be approved if it is appropriate recordable form, and adequately provides for reciprocal access in a manner consistent with the City's ordinances, standards, and policies, including, but not limited, to those public design and construction standards adopted by the City or otherwise reasonably determined by the Directors to be applicable to the project.	PA	P-GP	DPW	P-GP	

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<b>HAZARDS AND HAZARDOUS MATERIALS</b>					
<i>Mitigation Measures for Hazards and Hazardous Materials:</i>					
MM 3.7-1 Prior to the issuance of grading permits, the site developer(s) shall perform a tiered review under CEQA for the site to be graded to assess the potential for significant impacts related to hazardous materials be responsible for performing all hazardous material studies in connection with site development of parcels 1, 5 and 7 and submit a report to the City that shall be reviewed and approved by the Director of Public Works/City Engineer. The report shall include the following:	PA	MTM	DPW	MTM P-GP	
<ul style="list-style-type: none"> <li>■ Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall, characterize the site according to the nature and extent of soil contamination that is present before development activities proceed at that site.</li> </ul>	PA	TTM SDP	DDS	P-GP	
<ul style="list-style-type: none"> <li>■ If contamination is determined to be on site, the project developer(s), in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project.</li> </ul>	PA	TTM SDP	DDS	P-GP C P-OP	
<ul style="list-style-type: none"> <li>■ If remediation is required, it shall be accomplished in a manner that reduces risk to below applicable</li> </ul>	PA	TTM SDP	DDS	G C	

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standards and shall be completed prior to issuance of any occupancy permits.				P-OP	
MM 3.7-2 Future School Facilities - Prior to the construction of a school facility within the Project Area, additional tiered review under CEQA shall be performed by the lead agency for the school project to assess the potential if any, for significant impacts related to environmental health hazards to students from the location of a school on Site 1.	PA	SDP or P-GP	School District	P-GP	
MM 3.7-3 Lane Closures - At least three business days prior to any lane closure, the construction contractor shall notify the OCSD and OCFA, of construction activities that would impede movement (such as road or lane closures) along roadways immediately adjacent to the Project Area, and obtain an encroachment permit from the Public Works Department, to allow for uninterrupted emergency access and maintenance of evacuation routes.	PA	C	DPW	C	
MM 3.7-4 Prior to issuance of building permits for any development within the Project Area, the City shall modify, to the extent necessary, the City's emergency response protocol and available emergency response resources, as outlined in the Emergency Preparedness Plan, to accommodate development. Such modifications shall ensure that the existing level of emergency service is maintained.	DDS	P- BP	DDS	P-BP	
MM 3.7-5 The City will reduce the potential for dangerous fires by implementing fire hazard education, fire protection, and fuel modification programs in coordination with the Orange County Fire Authority (OCFA). In addition, all development located within portions of the Project Area that are designated as a VHFSHZ/SFPA by OCFA shall comply with OCFA	OCFA PA DDS	SDP P-GP O	DDS DPW	SDP P-GP O	

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VHFSHZ/SFPA guidelines. Site developer(s) shall be responsible for providing evidence to the City and the OCFA prior to the issuance of grading permits that water pressure is adequate for fire-fighting purposes.					
<i>Standard Conditions and Legal Requirements for Hazards and Hazardous Materials:</i>					
Compliance with applicable federal, state, and local laws regulating generation, handling, transportation and disposal of hazardous materials and waste	PA	C O	PA	C O	
<i>Hazardous Materials Standard Condition of Approval:</i>					
<b>HZM1</b> Prior to issuance of a grading permit, the applicant shall provide a plan showing the placement of underground storage tanks for the approval of the Development Services Department.	PA	P-GP	DDS	P-GP	
<b>HYDROLOGY/WATER QUALITY</b>					
<i>Mitigation Measures for Hydrology/ Water Quality:</i>					
MM 3.8-1 Prior to approval of a Parcel Map or a Tentative Tract Map (whichever comes first), the applicant shall submit a Water Quality Management Plan (WQMP), including a hydrology study, if appropriate, for review and approval of the City Engineer. The Plan shall include Best Management Practices (BMPs) in accordance with the latest City of Lake Forest Water Quality Management Plan Template User Guide and include stormwater detention/retention features, if necessary, to mitigate impacts of changes in stormwater rates or volumes as identified in the site-specific hydrology study.	PA	P-MTM or P-TTM	DPW	P- MTM or P-TTM	
MM 3.8-2 All City landscape contractors and project developers shall be required, as part of their contract, to submit to the City a landscape design plan including the following elements: <ul style="list-style-type: none"> <li>• Maximized use of native plant species with</li> </ul>	PA	P-BP	DPW	P-BP	

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minimum water and fertilizer requirements <ul style="list-style-type: none"> <li>• Watering shall be kept to the minimum necessary to maintain new landscaping</li> <li>• Drip irrigation shall be used only until the native landscaping is established</li> <li>• Minimal use of fertilizers and pesticides</li> </ul>					
MM 3.8-3 Prior to the issuance of a grading permit, the applicant shall be required to join the Nitrogen and Selenium Working Group in order to establish eligibility for the de minimus permit implemented by the Santa Ana Region of the RWQCB.	PA	P-GP	DDS	P-GP	
MM 3.8-4 Prior to the issuance of a grading permit, the applicant shall develop and implement appropriate Best Management Practices, such as a nutrient management program, to reduce the amount of nutrients entering the watershed (see San Luis Rey Watershed Urban Runoff Management Program <a href="http://www.projectcleanwater.org/html/wurmp_san_luis_rey.html">http://www.projectcleanwater.org/html/wurmp_san_luis_rey.html</a> ) for an example of a management program that addresses nutrients). In addition, a pesticide management program shall be developed to reduce the amounts of pesticides entering the watershed through minimizing the use of pesticides and emphasizing non-chemical controls (see the City of San Francisco's Integrated Pest Management Program ( <a href="http://www.sfgov.org/site/frame.asp?u=http://www.sfgov.org/">http://www.sfgov.org/site/frame.asp?u=http://www.sfgov.org/</a> ) for an example). These plans shall be approved by the City prior to issuance of a grading permit.	PA	P-GP	DPW	P-GP	
MM 3.8-5 Prior to issuance of a grading permit, the applicant shall conduct a hydrology and hydraulics study to determine potential stormwater runoff rates and peak flows for the City of Lake Forest and County of Orange	PA	MTM SDP	DPW	MTM SDP	

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**MITIGATION MONITORING AND REPORTING PROGRAM  
LAKE FOREST OPPORTUNITIES STUDY**

<b>MITIGATION</b>	<b>IMPLEMENTATION RESPONSIBILITY</b>	<b>TIMING</b>	<b>MONITORING RESPONSIBILITY</b>	<b>TIMING</b>	<b>MITIGATION COMPLETE?</b>
design storms, as well as the 100-year storm for both existing and Proposed Project conditions. Sufficient detail shall be provided to develop the existing conditions and Proposed Project conditions potential hydrograph and timing of peak flows. Studies shall be completed by a qualified professional and be consistent with standard engineering practices for the region, including the use of the criteria of the Orange County Hydrology Manual. The studies shall demonstrate that the effect of stormwater discharge to any City-, County-, or Other Agency-owned drainage or flood control facility as mitigated shall be designed and implemented to prevent post-construction stormflows from exceeding pre-construction volumes and rates.					
<i>Project Design Features for Hydrology/Water Quality</i>					
Subsequent related development projects will include specific project design features for hydrology and water quality developed with project level entitlements.	PA	MTM SDP	DDS DPW	MTM SDP	
<i>Standard Conditions and Legal Requirements for Hydrology/Water Quality:</i>					
Compliance with NPDES, DAMP, Groundwater Management Plan	PA	MTM C O	DPW	MTM C O	
Compliance with Lake Forest Municipal Code and County of Orange Codes regulating drainage and water quality	PA	MTM C O	DPW	MTM C O	
Compliance, where necessary with FEMA regulations for Special Flood Hazard Areas	PA	MTM C O	DPW	MTM C O	
<i>Drainage/Flood/NPDES Standard Conditions of Approval:</i>					
<b>DFN1</b> Prior to the issuance of a grading permit, a complete hydrology and hydraulic study (include off-site areas affecting the development) shall be prepared by a	PA	MTM SDP	DPW	MTM SDP	

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<p>qualified engineer and shall be submitted by the applicant to the Director of Public Works/City Engineer for review and approval. The report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.</p>					
<p><b>DFN2</b> Prior to the issuance of a grading permit, the applicant shall demonstrate to the Building Official that coverage has been obtained under California’s General Permit for Storm Water Discharge Associated with Industrial Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number to the Building Official. Prior to the issuance of a grading permit, the applicant shall submit to the Building Official for review and approval a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.</p>	PA	P-GP	DPW	P-GP	
<p><b>DFN3</b> Prior to the issuance of a grading permit, the applicant shall prepare a Water Quality Management Plan (WQMP) specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan</p>	PA	P-GP	DPW	P-GP	

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(DAMP). Particular attention should be addressed to the appendix section "Best Management Practices for New Development." The WQMP shall clearly show the locations of structural BMP's, and assignment of long term maintenance responsibilities (which shall also be included in the Maintenance Agreement). The plan shall be prepared to the general form and content shown in the City of Lake Forest's WQMP Template and shall be submitted to the Director of Public Works/City Engineer for review and approval. The DPW/CE shall approve the plan if the Director reasonably determines that the plan is substantially similar in all material respects to the City of Lake Forest's WQMP Template.					
<b>DFN4</b> Prior to the issuance of a certificate of occupancy, the applicant shall demonstrate that all structural Best Management Practices (BMP) described in the project's Water Quality Management Plan (WQMP) have been constructed and installed. In addition, the applicant is prepared to implement all non-structural BMP's described in the project's WQMP. Two (2) copies of the WQMP shall be available on-site. Prior to the issuance of a certificate of occupancy, all equipment shall be in place and in good working order as indicated in the WQMP.	PA	P-CO	DPW	P-CO	
<b>DFN5</b> This project includes land within a Special Flood Hazard Area (SFHA), subject to inundation according to the Flood Insurance Rate Map (FIRM) that has not been addressed by an underlying subdivision map. Prior to the issuance of a precise grading permit, the applicant shall furnish to the City Engineer documentation required by the Federal Emergency Management Agency (FEMA) for revision to the FIRM and Flood Insurance Study (FIS), including additional data as	PA	MTM	DPW	MTM	

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required by FEMA. The applicant shall pay all preliminary and subsequent fees as required by FEMA.					
<b>LAND USE/PLANNING</b>					
<i>Mitigation Measures for Land Use/Planning:</i>					
NONE					
<i>Standard Conditions and Legal Requirements for Planning:</i>					
Compliance with Lake Forest Municipal Code, including Zoning, Planned Community Text(s) as appropriate, Lake Forest General Plan policies, and the Uniform Building Code.	PA	G C O	DPW DDS	G C O	
<b>NOISE</b>					
<i>Mitigation Measures for Noise:</i>					
MM 3.10-1 A condition of approval shall be placed on all Site Development Permit and/or Use Permit approvals for site-specific developments, which states: Construction staging areas and operation of earth moving equipment on a project site shall be located more than 25 feet away from sensitive receptors (such as residences, schools, hospitals). If equipment will be operated within 25 feet of any sensitive receptor, the applicant shall prepare a construction plan which quantifies the anticipated vibration levels associated with the construction (in VdB) and the length of time the construction is to occur, and documents efforts to minimize impacts associated with groundborne vibration.	DDS	SDP or P-UP	DDS	P-BP	
MM 3.10-2 Prior to the approval of the first Tentative Tract Map for site-specific developments within the Project Area, the City shall conduct a tiered site-specific analysis under CEQA to determine whether the individual project will expose sensitive receptors to either a substantial increase in ambient noise resulting from increased traffic volumes generated by that project	DDS	P-TTM	DDS	P-GP	

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or excessive groundborne vibration or groundborne noise levels. Where significant impacts are identified, appropriate mitigation shall be required to ensure that the site specific development complies with the standards contained in the City's Noise Ordinance.					
MM 3.10-3 A condition of approval shall be placed on all Site Development Permit and/or Use Permit approvals for site-specific developments, which states: Prior to issuance of a building permit, the applicant shall submit plans for shielding of all HVAC equipment to provide noise attenuation that will reduce noise from HVAC systems to 65 dBA or less when measured at 50 feet from the noise source.	DDS	SDP or P-UP	DDS	P-BP	
<i>Legal Requirements for Noise:</i>					
Compliance with Chapter 11.16, Noise Control, of the Lake Forest Municipal Code.	PA	G C O	DDS	G C O	
<i>Standard Conditions for Noise:</i>					
<b>N1</b> Prior to the issuance of a grading permit, the applicant shall produce written evidence, or other evidence deemed reasonably acceptable by the Director of Development Services, that all construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of any residential dwelling unit shall be equipped with properly operating and maintained mufflers.	PA	P-GP G C O	DDS	P-GP G C O	
<b>N2</b> Grading and construction, construction activities shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday; 6:00 p.m. and 8:00 a.m. Saturday; and at any time on Sunday or a federal holiday.	PA	G C	DDS	G C	
<b>N3</b> Prior to the issuance of building permits for each structure or tenant improvement other than a parking structure, the applicant shall submit a final acoustical	PA	P-BP	DDS	P-BP	

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report prepared to the satisfaction of the Director of Development Services. The report shall show that the development will be sound attenuated against present and projected noise levels, including roadway and railroad, to meet City interior and exterior noise standards. In order to demonstrate that all mitigation measures have been incorporated into the project, the report shall be accompanied by a list identifying the sheet(s) of the building plans that include the approved mitigation measures.					
<b>POPULATION AND HOUSING</b>					
<i>Mitigation Measures for Population and Housing:</i>					
NONE					
<i>Standard Conditions and Legal Requirements for Population and Housing:</i>					
Approval of an Affordable Housing Implementation Plan (AHIP) is required by the Development Agreement.	PA	MTM	DDS	MTM	
<b>PUBLIC SERVICES</b>					
<i>Mitigation Measures for Public Services:</i>					
MM 3.12-1 Any development shall comply with OCFA's VHFHSHZ/SFPA guidelines.	PA	MTM SDP	DDS	MTM TTM SDP	
MM 3.12-2 Prior to approval of each Master, Tentative Tract, or Project Tract Map, the site developers shall enter into a Secured Fire Protection Agreement with OCFA that will ensure an adequate level of service is maintained in the City.	PA	MTM TTM	DDS	MTM TTM	
MM 3.12-3 Consistent with current City requirements, the developer shall pay statutory school fees in effect at the time of issuance of building permits to SVUSD and/ or enter into a mitigation agreement.	PA	P-BP	DDS	P-BP	
MM 3.12-4 Prior to issuance of building permits,	PA	P-BP	DDS	P-BP	

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the developer(s) shall pay to OCPL the library impact fees in effect at the time of building permit issuance.					
<i>Standard Conditions and Legal Requirements for Public Services:</i>					
Compliance with OCFA Very High Fire Severity Hazard Zone/Special Fire Protection Area guidelines	PA	MTM SDP	DDS	MTM SDP	
Payment of statutory fees for public services (or enter into mitigation agreement for schools as a project design feature). See Mitigation Measure 3.12-3.	PA	P-BP	DDS	P-BP	
As requested by the Orange County Fire Authority, site-specific development plans shall include provisions for installation of Optical Traffic Preemption devices on new or upgraded traffic signals within the site area as deemed necessary by the City with input by the OCFA.	PA	MTM	DPW	MTM	
Secured Fire Protection Agreement	PA	MTM SDP	DDS	MTM SDP	
<i>Fire Protection Standard Conditions of Approval:</i>					
<b>F1</b> Prior to issuance of a grading permit, the applicant shall obtain approval of the Fire Chief for all fire protection access roads within 150 feet of all portions of the exterior of every structure on the site. The site plan shall indicate existing and any proposed fire hydrants. The site plan shall indicate the locations of the existing and/or proposed fire lane markings. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the “Guidelines for Emergency Access.”	PA	SDP P-GP	DDS	SDP P-BP	
<b>F2</b> Prior to the issuance of a grading permit, the applicant shall submit construction details for any access gate to the Fire Chief for review and approval. The Fire Chief will approve the construction details if the Chief reasonably determines that the construction details are in compliance with the Uniform Fire Code and such other Federal, State, and Local laws, regulations,	PA	P-GP	DDS	P-GP	

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ordinances, standards, and policies as are applicable.					
<b>F3</b> Prior to the issuance of a building permit, the applicant shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance, and the applicant shall make provisions for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief.	PA	P-BP	DDS	P-BP	
<b>F4</b> Prior to the issuance of a building permit for combustible construction, the applicant shall submit a letter on company letterhead stating that water for fire-fighting purposes and all weather fire protection access roads shall be in place and operational as required by the Uniform Fire Code before any combustible materials are placed on the site.	PA	P-BP	DDS	P-BP	
<b>F5</b> Prior to the issuance of a building permit, the applicant shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval. If sufficient water to meet fire flow requirements is not available an automatic fire extinguishing system may be required in each structure affected.	PA	P-BP	DDS	P-BP	
<b>F6</b> Prior to the issuance of a building permit, plans for the automatic fire sprinkler system shall be submitted to the Fire Chief for review and approval. This system shall be operational prior to the issuance of a certificate of use and occupancy.	PA	P-BP	DDS	P-BP	
<b>F7</b> Prior to the issuance of a certificate of use and occupancy, the fire alarm system shall be operational.	PA	P-OC	DDS	P-OC	
<b>F8</b> Prior to the issuance of a building permit, the	PA	P-BP	DDS	P-BP	

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applicant shall contact the Orange County Fire Authority Hazardous Materials Disclosure Office at (714) 744-0463 to complete and submit a “Hazardous Materials Business Information and Chemical Inventory Packet.”					
<b>F9</b> Prior to the issuance of a certificate of use and occupancy, all fire hydrants shall have a “Blue Reflective Pavement Marker” indicating its location on the street or drive per the Orange County Fire Authority Standard and are subject to review and approval by the Fire Chief. On private property these markers are to be maintained in good condition by the property owner.	PA	P-OP	DDS	P-OP	
<b>RECREATION</b>					
<i>Mitigation Measures for Recreation:</i>					
NONE					
<i>Project Design Features for Recreation:</i>					
The proposed project includes community park and neighborhood parks in excess of subdivision code requirements.	N/A				
<i>Standard Conditions and Legal Requirements for Recreation:</i>					
Compliance with the City’s Subdivision Ordinance and Development Agreement obligations (Title 7 of the Lake Forest Municipal Code) is required of all new residential development.	N/A				
<b>TRANSPORTATION/TRAFFIC</b>					
<i>Mitigation Measures for Transportation/Traffic:</i>					
Because the LFTM is part of the project and implementation of the LFTM will ensure that the impacts of the Proposed Project are less than significant, no mitigation measures are required.	N/A				
<i>Project Design Features for Transportation/Traffic:</i>					
Participation in LFTM is required as part of the Development Agreement.	N/A				

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<i>Fee Program and Parking Standard Conditions of Approval:</i>					
<b>FFP1</b> Prior to the issuance of a building permit, the applicant shall pay fees to the City of Lake Forest as prescribed in the Major Thoroughfare and Bridge Fee Program, including but not limited to the following: ~ Foothill Circulation Phasing Plan – Zone 2, 3, 4, 5 or 8 ~ Foothill/Eastern Transportation Corridor – Zone A or Zone B ~ Santiago Canyon Road ~ Drainage Fees (\$945.00/Acre) ~ El Toro Road	PA	P-BP	DDS	P-BP	
<i>Parking Standard Condition of Approval</i>					
<b>PRK4</b> (For commercial projects) No overnight sleeping or camping shall be permitted on the property. Signs stating such shall be posted within the parking lot.	PA	O	DDS	O	
<b>UTILITIES/SERVICE SYSTEMS</b>					
<i>Mitigation Measures for Utilities/ Service Systems:</i>					
NONE					
<i>Standard Conditions and Legal Requirements for Utilities/ Service Systems:</i>					
Compliance with Source Reduction and Recycling Element for solid waste reduction	PA	MTM TTM SDP UP C O	DDS	MTM TTM SDP UP C O	
Compliance with Title 24, California’s Energy Efficiency Standards for Residential and Non-Residential Buildings	PA	PBP	DDS	PBP	
<b>GLOBAL CLIMATE CHANGE</b>					
<i>Mitigation Measures for Global Climate Change:</i>					
<b>GCC1.</b> The City shall comply with the future requirements for implementation of AB 32 and SB 97	DDS	O	DDS	O	

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once those implementation requirements are developed.					
<b>GCC2.</b> Prior to the issuance of building permits for new commercial and retail projects or residential projects within the Opportunities Study Area, the City shall review the plans to confirm that the project complies with the requirements of Title 24 of the California Code of Regulations.	PA	P-BP	DDS	P-BP	
<b>GCC3.</b> Prior to the issuance of a Site Development Permit for new commercial and retail projects within the Opportunities Study project area, site plans shall include prioritized parking for electric vehicles, hybrid vehicles, and alternative fuel vehicles.	PA	SDP	DDS	SDP	
<b>GCC4.</b> The City shall identify energy efficient street lights and water and wastewater pumps and treatment systems which are currently available and which when installed will provide for a 10 percent reduction beyond the 2007 baseline energy use for this infrastructure, and shall require the use of this technology in all new development. All new traffic lights installed within the City shall use LED technology.	PA	P-BP	DPW	P-BP	
<b>GCC5.</b> The City shall require all new development projects in the Opportunities Study Area to recycle and/or salvage at least 25 percent of nonhazardous construction and demolition debris. To implement this requirement, the applicant shall submit a construction waste management plan for review and approval of the Development Services Director prior to issuance of a Building Permit. The construction waste management plan shall identify materials to be diverted from disposal and whether the materials will be stored on-site or commingled. Excavated soil and land-clearing debris do not contribute to this credit. Calculation can be done by weight or volume but must be documented.	PA	P-GP P-BP	DDS	P-GP P-BP	

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<b>GCC6.</b> Prior to approval of a Site Development Permit for new development in the Opportunity Study Area, the City shall require that new development within the Opportunity Study Area use reclaimed water for public and common area landscaping where available; install 50 percent native/drought-tolerant plant species in developer-installed landscaped areas; and utilize “smart” advanced capability controllers (e.g., Weather-Trac) to reduce water and energy consumption.	PA	SDP	DDS	SDP	
<b>GCC7.</b> Prior to approval of a Site Development Permit for new commercial, retail and industrial projects within the Opportunities Study Area, site plans must incorporate any combination of the following strategies to reduce heat gain created by impervious areas:  ~ Utilizing shade trees in common area landscaping; ~ Reducing the street widths to minimize impervious areas and reduce the use of asphalt; ~ Utilizing light-colored and reflective roofing materials and paint; ~ Incorporating bioswales where feasible in development areas to capture urban runoff and increase the amount of pervious surfaces.	PA	SDP	DDS	SDP	
<b>GCC8.</b> All commercial, industrial and retail development in the Opportunities Study Area shall be required to post signs and limit idling time for commercial vehicles, including delivery trucks to no more than 5 minutes.	PA	SDP	DDS	SDP	
<i>Project Design Features for Global Climate Change:</i>					
<b>GCCPDF1.</b> The two recreational centers proposed as part of development of Site 1 (Shea Baker Ranch Associates) shall be designed and constructed to include a photovoltaic system to reduce energy consumption.	PA	SDP P-BP	DDS	SDP P-BP	

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SDP = Site Development Permit; SDM = Recordation of Subdivision Map; MTM = Master Tentative Map; TTM = Tentative Tract Map; FPS= Final Plans and Specifications; CP= Contract Provisions; PC = Plan Check; G = Grading Permit ; G= Grading; BP = Building Permit; C=Construction; OP= Occupancy Permit; O = Operation

**MITIGATION MONITORING AND REPORTING PROGRAM  
LAKE FOREST OPPORTUNITIES STUDY**

<b>MITIGATION</b>	<b>IMPLEMENTATION RESPONSIBILITY</b>	<b>TIMING</b>	<b>MONITORING RESPONSIBILITY</b>	<b>TIMING</b>	<b>MITIGATION COMPLETE?</b>
<b>GCCPDF2.</b> Residential development shall be constructed with the following features to reduce energy consumption so long as they pose no conflict with applicable Building Code requirements: installation of a majority of Energy Star appliances; installation of high efficiency HVAC equipment with SEER rating of 13 or higher and TXV valve; installation of vinyl frame windows with dual pane low emissivity glass; installation of natural gas clean burning fireplaces; installation of water efficient plumbing fixtures to reduce water consumption; and provision of an option to the homeowner to include electric vehicle charging facilities in the residence garage.	PA	SDP P-BP	DDS	SDP P-BP	
<b>GCCPDF3.</b> Bicycle lanes and walking paths shall be incorporated into the street system of new residential development to provide alternative circulation routes to reach logical points of destinations such as schools, parks and retail areas.	PA	MTM	DDS	MTM	

**ABRIEVATIONS:**

Implementation: PA= Project Applicant; LF = City of Lake Forest

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