

7.0 MITIGATION AND MONITORING AND REPORTING PROGRAM

7.1 MITIGATION MONITORING REQUIREMENTS

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

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes that have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- The lead agency shall specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which its decision is based.
- A public agency shall provide measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a Draft Environmental Impact Report (EIR), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either (1) submit to the lead agency complete and detailed performance objectives for mitigation measures that would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or (2) refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources that are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance with that requirement by a responsible agency or agency having jurisdiction over natural resources affected by a project shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

7.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of San Juan Capistrano (City) to ensure that all mitigation measures adopted as part of the Tirador Residential Development Project (proposed project) will be carried out as described in this Draft EIR.

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

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measures
4.1 Aesthetics		
There are no potentially significant impacts related to aesthetics; therefore, no mitigation is required.		
4.2 Air Quality		
There are no potentially significant impacts related to air quality; therefore, no mitigation is required.		
4.3 Biological Resources		
Mitigation Measure BIO-1: Springtime Botanical Survey. Prior to any project-related ground disturbance, the Project Applicant shall retain a qualified biologist/botanist to conduct a botanical survey during the typical springtime blooming season (April through May 2020) to confirm the absence of annual special-status plant species that bloom during this period. The results of the survey shall be documented and submitted to the Director of the City of San Juan Capistrano (City) Development Services Department, or designee. Should special-status plant species be found within the project disturbance limits, a compensatory mitigation plan must be prepared and approved by the City Development Services Department, or designee, prior to project-related ground disturbance. If listed special-status plant species are found, the compensatory mitigation plan must also be approved by the United States Fish and Wildlife Service or California Department of Fish and Wildlife, as applicable.	City of San Juan Capistrano Development Services Director, or designee	Prior to the start of ground disturbing activities
Mitigation Measure BIO-2: Worker Environmental Awareness Training. Prior to initial groundbreaking, the Director of the City of San Juan Capistrano Development Services Department, or designee, shall confirm that a Worker Environmental Awareness Training shall be conducted by a qualified biologist to educate all construction personnel on the relevant federal, state, and local laws related to regional special-status species known to occur in adjacent habitat types, particularly habitat associated with San Juan Creek. The training session shall include training on identification of species that may be found on or adjacent to the project site, the status of those species, and any legal protection afforded to those species. Measures that are being implemented to protect those species shall also be explained. Personnel shall be advised to report any special-status species promptly to the construction manager. The training session shall also include information regarding invasive shot hole borers (ISHB), how to recognize signs of infestation, and where to report observations. A fact sheet conveying this information shall be prepared for display or for distribution to anyone who may enter the project site.	City of San Juan Capistrano Development Services Director, or designee	Prior to the start of ground disturbing activities
Mitigation Measure BIO-3: Construction Site Housekeeping. Impacts to habitat subject to permanent and temporary construction disturbances and other types of ongoing project-related disturbance activities shall be minimized by adhering to the following measures for the duration of construction activities: <ul style="list-style-type: none"> • The project disturbance limits shall be clearly marked with construction fencing (or other highly visible material), and construction/materials staging and vehicle/equipment maintenance and fueling areas shall be located at least 200 feet away from riparian habitat associated with San Juan Creek and El Horno Creek, where feasible. • To minimize temporary disturbances, all project-related vehicle traffic shall be restricted to established roads, construction areas, and other designated areas. • Project-related vehicles shall observe a daytime speed limit of 20 miles per hour (mph) throughout the site in all project sites, except on county roads and State and federal highways. Night-time construction shall be minimized to the extent possible. However if it does occur, then the speed limit shall be reduced to 10 mph. Off-road traffic outside of designated project sites shall be prohibited. • To prevent inadvertent entrapment of animals during the construction phase of a project, all excavated, steep-walled holes or trenches more than 2 feet deep shall be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape. • For the duration of construction activities, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least daily from the construction site. • Pets, such as dogs or cats, shall not be permitted on the project site during construction to prevent harassment, injury, or death of wildlife in the project vicinity. • Use of rodenticides and herbicides in project sites shall be restricted to prevent primary or secondary poisoning of predators and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, the California Department of Food and Agriculture, and other State and federal legislation 	Construction Manager	During construction activities
Mitigation Measure BIO-4: Erosion Control and Amphibian Exclusionary Fencing. Grading and construction resulting in ground disturbance shall occur within the typical dry season (April 15 through October 15), as feasible, to avoid erosion and sedimentation impacts to nearby creeks and water quality. The Director of the City of San Juan Capistrano Development Services Department, or designee, shall verify that project plans require the Project Contractor to install adequate erosion and sedimentation barriers (e.g., silt fencing, as described below) prior to ground disturbance to prevent any sediment-laden runoff or debris from entering adjacent waterways or the Pacific Ocean during the wet season or periods of rain. This silt fencing shall also serve as a temporary barrier to further minimize the potential for special-status amphibians and other wildlife from entering work areas during construction. The barriers shall consist of 3-foot-tall silt fencing buried to a depth of at least 6 inches below the soil surface along the outer limits of all work areas (or as otherwise required by the storm water pollution and prevention plan). These barriers shall be inspected daily by construction personnel and maintained and repaired as necessary for the duration of construction to ensure that they are functional and are not a hazard to wildlife on the outer side of the fence. A qualified biologist shall monitor all fence installation. All barriers shall be removed following completion of construction.	City of San Juan Capistrano Development Services Director, or designee	Prior to ground disturbing activities

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measures
<p>Mitigation Measure BIO-5: Nesting Bird Surveys. If vegetation removal, construction, or grading activities are planned to occur within the active nesting bird season (January 1 through September 15), the Director of the City of San Juan Capistrano Development Services Department, or designee, shall confirm that the Project Applicant has retained a qualified biologist who shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. If construction activities using heavy equipment (i.e., graders, bulldozers, and excavators, etc.) continue through the nesting season, weekly nesting bird surveys shall be conducted. Each nesting bird survey shall include the work area and areas adjacent to the site (within 500 feet, as feasible) that could potentially be affected by project-related activities such as noise, vibration, increased human activity, and dust, etc. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around the active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and the nature of the proposed activities. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active, as determined by the qualified biologist.</p>	<p>City of San Juan Capistrano Development Services Director, or designee</p>	<p>No more than 3 days prior to the start of site disturbing activities</p>
<p>Mitigation Measure BIO-6: Delineation of Environmentally Sensitive Areas. During the construction period, the Director of the City of San Juan Capistrano Development Services Department, or designee, shall confirm that construction plans require that temporary fencing be installed along San Juan Creek that restricts access into the creek and adjacent habitats. Prior to issuance of occupancy permits, the Director of the City's Development Services Department, or designee, shall confirm that permanent signage has been installed that includes references to the environmentally sensitive nature of the creek and adjacent habitats. The Homeowner's Association (HOA) shall fund annual signage monitoring and repairs, as needed.</p>	<p>City of San Juan Capistrano Development Services Director, or designee</p>	<p>During construction activities and prior to the issuance of occupancy permits</p>
<p>Mitigation Measure BIO-7: Invasive Shot Hole Borers. To prevent the spread of Invasive Shot Hole Borers (ISHB), the Project Applicant shall not install any ISHB-infected trees for landscaping, and installed trees shall be monitored once every 3 years for up to 9 years by an International Society of Arboriculture (ISA) certified arborist. The Worker Environmental Awareness Training, described in Mitigation Measure BIO-2, shall include a component to educate crews about ISHB and how to recognize signs of this species. A designated biologist familiar with the signs of ISHBs shall survey trees on the project site that are designated for removal or trimming. Surveys shall be conducted at least 30 days prior to removal or trimming activities. If any tree is determined to be infested/infected by ISHB, a control plan shall be prepared and submitted to the California Department of Fish and Wildlife (CDFW) for review and approval. At a minimum, the control plan shall include methods of control, removal, and appropriate disposal techniques to prevent the spread of ISHB. The results of the tree survey, and if warranted, a copy of the CDFW-approved control plan shall be submitted to the City's Development Services Director, or designee, prior to issuance of grading permits.</p>	<p>City of San Juan Capistrano Development Services Director, or designee</p>	<p>During project operation, and at least 30 days prior to tree removal or trimming activities</p>
<p>4.4 Cultural Resources</p>		
<p>Mitigation Measure CUL-1: Cultural Resources Monitoring and Accidental Discovery. Prior to the issuance of grading permits, the Project Applicant shall retain, with approval of the City of San Juan Capistrano (City) Development Services Director, or designee, a qualified archaeological monitor. A monitoring plan should be prepared by the archaeologist and implemented upon approval by the City. Prior to issuance of grading permits, the Project Applicant, with City approval, shall also retain a Native American monitor after consultation with interested tribal and Native American representatives. Both monitors shall be present on the project site during ground-disturbing activities to monitor rough and finish grading, excavation, and other ground-disturbing activities in the native soils. Because cultural resources were previously identified on the project site, both monitors are required to be present on a full-time basis during initial site preparation and initial ground-disturbing activities. Further, each monitor shall spot check any ground-disturbing activities (e.g., finish grading) to ensure that no cultural resources are impacted during construction activities.</p> <p>If cultural materials are discovered during site preparation, grading, or excavation, the construction contractor shall divert all earthmoving activity within and around the immediate discovery area until a qualified archaeologist can assess the nature and significance of the find. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. To the extent feasible, project activities shall avoid these deposits. Where avoidance is not feasible, the archaeological deposits shall be evaluated for their eligibility for listing on the California Register of Historical Resources. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation can include, but is not necessarily limited to: excavation of the deposit in accordance with a data recovery plan (see California Code of Regulations [CCR] Title 14(3) Section 15126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; an interpretive display of recovered archaeological materials at a local school, museum, or library; and public lectures at local schools and/or historical societies on the findings and significance of the site and recovered archaeological materials. The City Development Services Director, or designee, shall be responsible for reviewing any reports produced by the archaeologist to determine the appropriateness and adequacy of the findings and recommendations.</p>	<p>City of San Juan Capistrano Development Services Director, or designee</p>	<p>Prior to the issuance of grading permits</p>
<p>Mitigation Measure CUL-2: Human Remains. Consistent with the requirements of CCR Section 15064.5(e), if human remains are encountered during site disturbance, grading, or other construction activities on the project site, the construction contractor shall halt work within 25 feet of the discovery; all work within 25 feet of the discovery shall be redirected and the Orange County (County) Coroner notified immediately. No further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the City, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD identified by the NAHC to develop an agreement for the treatment and disposition of the remains.</p> <p>Upon completion of the assessment, the consulting archaeologist shall prepare a report documenting the methods and results and provide recommendations regarding the</p>	<p>City of San Juan Capistrano Development Services Director, or designee</p>	<p>During site disturbance, grading, or other construction activities</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measures
<p>treatment of the human remains and any associated cultural materials, as appropriate, and in coordination with the recommendations of the MLD. The report shall be submitted to the City Development Services Director, or designee, and the South Central Coastal Information Center. The City Development Services Director, or designee, shall be responsible for reviewing any reports produced by the archaeologist to determine the appropriateness and adequacy of the findings and recommendations.</p>		
<p>4.5 Energy</p>		
<p>There are no potentially significant impacts related to energy; therefore, no mitigation is required.</p>		
<p>4.6 Geology and Soils</p>		
<p>Mitigation Measure GEO-1: Incorporation of and Compliance with the Recommendations in the Geotechnical Investigation. All grading operations and construction shall be conducted in conformance with the recommendations included in the project-specific geotechnical investigation report prepared by GeoSoils Consultants Inc. (July 10, 2017). Design, grading, and construction shall be performed in accordance with the requirements of the City of San Juan Capistrano (City) Building Code and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the Director of the City of San Juan Capistrano Development Services Department, or designee, prior to issuance of grading permits.</p> <p>Recommendations in the Geotechnical Investigation are summarized below.</p> <ul style="list-style-type: none"> ● Site Grading/Earthwork. Prior to grading activities on the site, organics and debris shall be removed and hauled off-site. Undocumented fill within the project limits shall be over-excavated to a minimum depth of 12 feet (ft). The bottom of the excavated area shall be underlain by a layer of filter fabric (which will prevent contamination of crushed aggregate from underlying fine soils) and overlain by a minimum of 2 ft of crushed rock and a geogrid layer (which will minimize the manifestation of vertical settlements to the surface). The excavated layer shall be backfilled with engineered fill, which shall be compacted to at least 90 percent. Compaction shall be verified by observation, probing, and testing by a Geotechnical Consultant. ● Fill Material. On-site soils with an Expansion Index (EI) less than 35 and free of organic materials, debris, and cobbles larger than 3 inches may be used for backfilling. Imported granular soils may be used in compacted fills within the project limits. All imported soil shall contain binder material. Imported materials shall also be non-expansive and free of organic materials, debris, and cobbles larger than 3 inches, with no more than 25 percent passing No. 200 Sieve. All fill materials within the upper 2 ft shall be free of particles greater than 2 inches in size. A bulk sample of import material, weighing at least 30 pounds, shall be submitted to the Geotechnical Consultant for approval at least 48 hours prior to fill operations. ● Utility Trenching. Bedding materials consisting of sand, gravel, or crushed aggregate shall be used to backfill around utility pipes. On-site soils having a Sand Equivalent (SE) of 30 or greater can also be used as bedding material. Prior to placing pipes, the pipe trench subgrade shall be observed by the Geotechnical Consultant. If exposed subgrade is loose or unstable, unsuitable subgrade shall be excavated and replaced with bedding material. Trenches in pavement areas shall be capped with at least 1 ft of compacted, on-site soil and shall be compacted to at least 95 percent relative compaction. ● Temporary Excavations. All temporary excavations shall be properly sloped or shored. Excavation of 3.5 ft or less in depth may be performed with vertical sidewalls. Deeper excavations up to a depth of 10 ft can be accomplished with Occupational Safety and Health Administration (OSHA) requirements for Type C soils and may be laid back 1H:1.5V gradient, or 1H:1V upon review by the Geotechnical Consultant. ● Shoring. Shoring systems feasible for the site are expected to include cantilever shoring, such as soldier piles. All shoring shall be designed in accordance with the latest edition of the Trenching and Shoring Manual (Caltrans 2011), and shall be approved by the Geotechnical Consultant. A licensed surveyor shall be retained to establish monuments on the shoring and surrounding area. These monuments shall be monitored for movement during construction. ● Spread/Strip Footing Foundations. Upon completion of the grading (cutting) required to establish the proposed building pad elevations, the proposed structures may be supported by a spread/strip footing foundation system. Spread/strip footings shall be at least 24 and 18 inches wide, respectively, and embedded at least 18 inches below the lowest adjacent grade in the engineered fill. The slab-on-grade should be at least 5 inches thick and reinforced with rebar. Footings shall be deepened as necessary in order to maintain adequate support for the foundations adjacent to utility trenches. ● Matt Foundations. Upon completion of the grading (cutting) required to establish the proposed building pad elevations, the proposed structures may be supported by a matt foundation system in areas where settlements cannot be tolerated by spread/strip footings. The mat should be at least 10 inches thick and embedded at least 18 inches below the lowest adjacent grade in the engineered fill. ● Concrete Flatworks. Frequent construction or control joints shall be provided in all concrete slabs where cracking is objectionable. Contraction or weakened plane joints shall extend deeper than one-quarter of the slab thickness. Control joints shall be spaced a minimum of 10 ft intervals. Exterior concrete slab-on-grade may be subjected to drying due to the fluctuation of moisture content in subgrade soils. Deepened edge sections will aid in reducing the potential for the shrinkage and swelling of underlying soils. ● Retaining Walls. The proposed development is expected to require various types of earth-retaining structures: freestanding cantilever retaining wall, temporary shoring, and below grade walls for several of the proposed structures. In general, retaining structures planned at the site shall be backfilled with compacted soil and be 	<p>City of San Juan Capistrano Development Services Director, or designee</p>	<p>Prior to commencement of grading activities</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measures
<p>constructed with a backdrain.</p> <ul style="list-style-type: none"> • Corrosive Soils. A representative bulk sample of soils in contact with concrete and pipes shall be collected and tested for pH, minimum resistivity, soluble chloride content, and soluble sulfate content. The test results shall be used to determine the chemical properties of on-site soils and appropriate recommendations. Recommendations for corrosion protection may include, but are not limited to, sacrificial metal, the use of protective coatings, and/or cathodic protection. • Geotechnical Review and Future Testing. Additional site testing and final design evaluation shall be conducted by the project Geotechnical Consultant to refine and enhance these recommendations. Final design shall be based on testing and analyses of the near-surface soils following the completion of grading. Design, grading, and construction shall be conducted in accordance with the specifications of the Geotechnical Consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City of San Juan Capistrano Building Code. 		
<p>Mitigation Measure GEO-2: Grading Plan Review and On-Site Inspection. Grading plan review shall also be conducted by the Geotechnical Consultant and the Director of the City of San Juan Capistrano Development Services Department, or designee, prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated into the project plans. On-site inspection during grading shall be conducted by the Geotechnical Consultant and the City Building Official, or designee, to ensure compliance with geotechnical specifications as incorporated into project plans.</p>	City of San Juan Capistrano Development Services Director, or designee	Prior to commencement of grading activities
<p>Mitigation Measure GEO-3: California Building Code Compliance and Seismic Standards. Structures and retaining walls shall be designed in accordance with the seismic parameters presented in the Geotechnical Investigation and applicable sections of Section 1613 of the 2016 California Building Code (CBC). Prior to issuance of building permits for planned structures, the project soils engineer and the Director of the San Juan Capistrano Development Services Department, or designee, shall review building plans to verify that structural design conforms to the recommendations of the Geotechnical Investigation and the City of San Juan Capistrano Building Code.</p>	Project soils engineer and the City of San Juan Capistrano Development Services Director, or designee	Prior to issuance of building permits
<p>Mitigation Measure GEO-4: Paleontological Resources Assessment. Prior to issuance of grading permits, and in accordance with City of San Juan Capistrano’s Historical, Archaeological, and Paleontological Resource Management Guidelines (previously known as Council Policy 601), a paleontologist certified by the County of Orange shall prepare a Paleontological Resources Assessment that includes the following information: a clear map delineating the project boundaries, the results of a field survey of the project area, the results of background research and sources for that background information, criteria for evaluation of paleontological sensitivity of the property, and a determination of whether development of the project has the potential to impact paleontological resources. If the Paleontological Resources Assessment determines that project activities will not impact paleontological resources, no further paleontological resource impact mitigation is required. If the Paleontological Resources Assessment determines that there is a low possibility for project activities to impact paleontological resources, the Project Applicant shall retain a paleontologist on an on-call basis to address any unanticipated discoveries. If the Paleontological Resources Assessment determines that paleontological resources may be impacted by project development, a Paleontological Resources Impact Mitigation Program shall be prepared, and paleontological monitoring, fossil collection and treatment (if necessary), and preparation of a final monitoring report shall occur as described in Mitigation Measure GEO-5.</p>	Qualified paleontologist	Prior to commencement of site disturbance, grading, or other construction activities
<p>Mitigation Measure GEO-5: Paleontological Resources Impact Mitigation Program. In the event the project specific Paleontological Resources Assessment determines that paleontological resources may be impacted by project development, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be prepared prior to commencement of any grading activity on site, and approved by the Director of Planning, or designee. The PRIMP shall be prepared by a paleontologist who is listed on the County of Orange list of certified paleontologists, and shall include the methods that will be used to protect paleontological resources that may exist within the project site, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP) (2010).</p> <p>The paleontologist or paleontological monitor shall attend one pre-construction meeting in order to explain the mitigation measures associated with the project, the potential for encountering paleontological resources, and the types of resources that may be found.</p> <p>Ground-disturbing activities in deposits with high paleontological sensitivity shall be monitored by a paleontological monitor following the PRIMP. Spot check monitoring is required for ground disturbance in deposits with low paleontological sensitivity, and no paleontological monitoring is required for ground disturbance in deposits with no paleontological sensitivity. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance.</p> <p>Sediments shall occasionally be spot-screened through one-eighth to one-twentieth-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through one-twentieth-inch mesh screens to recover additional fossils.</p> <p>Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a scientific institution.</p> <p>At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program. When submitted to the City of San Juan Capistrano Director of Development Services, or designee, the report and inventory would signify completion of the program to mitigate impacts to paleontological resources.</p>	Qualified paleontologist and the City of San Juan Capistrano Development Services Director, or designee	Prior to commencement of grading activities

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measures
4.7 Greenhouse Gas Emissions		
There are no potentially significant impacts related to greenhouse gas emissions; therefore, no mitigation is required.		
4.8 Hydrology and Water Quality		
There are no potentially significant impacts related to hydrology and water quality; therefore, no mitigation is required.		
4.9 Land Use and Planning		
There are no potentially significant impacts related to land use and planning; therefore, no mitigation is required.		
4.10 Noise		
<p>Mitigation Measure NOI-1: The project contractor shall implement the following measures during construction of the proposed project:</p> <ul style="list-style-type: none"> • Limit construction activities to between the hours of 7:00 a.m. and 6:00 p.m. Mondays through Fridays and between the hours of 8:30 a.m. and 4:30 p.m. on Saturdays. Construction noise is prohibited on Sundays and national holidays. • Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. • Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site. • Locate equipment staging in areas that would create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all construction activities. • Designate a "disturbance coordinator" at the City of San Juan Capistrano (City) who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early or a bad muffler) and would determine and implement reasonable measures warranted to correct the problem. 	Construction Manager	During construction
<p>Mitigation Measure NOI-2: Prior to the approval of final building plans for the project, the City shall confirm that the project plans include a 14-foot-high soundwall along the western boundary of the project site adjacent to the tot lot. The Project Applicant shall prepare an acoustic study for approval by the Director of Development Services, or designee, that demonstrates that the exterior noise level at the common outdoor areas (tot lot and gathering areas) shall not exceed the 65 A-weighted decibel Community Noise Equivalent Level (dBA CNEL) and that interior noise levels in habitable rooms shall not exceed 45 dBA CNEL, as defined by the California Building Code. Acoustical design features shall be incorporated into the proposed project design, which may include a combination of exterior features to reduce noise, such as berms/walls and/or architectural features such as Sound Transmission Class (STC) rated windows and doors. All STC ratings shall be shown on the building plans and incorporated into the construction of the proposed project. Once final architectural plans with the exterior-wall details and window types are available, a Final Acoustic Report shall be prepared by a qualified consultant to confirm that the interior living spaces of residential dwelling units would meet the City interior noise standard of 45 dBA CNEL with windows and doors closed. If interior noise level thresholds are still exceeded after the Final Acoustic Report is completed, additional acoustical design features, including façade and window upgrades, shall be incorporated in the building plans in order to meet the interior noise standard.</p>	City of San Juan Capistrano Development Services Director, or designee	Prior to the approval of final building plans
4.11 Transportation		
There are no potentially significant impacts related to transportation; therefore, no mitigation is required.		
4.12 Tribal Cultural Resources		
Refer to Mitigation Measures CUL-1 and CUL-2, which are provided above under Section 4.4, Cultural Resources.		

This page intentionally left blank