

**MITIGATION
MONITORING
PROGRAM
FOR:**

CENTENNIAL

GENERAL PLAN

SCH NO. 2013041021

prepared for:

*CITY OF SAN
CLEMENTE*

Contact:

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Principal Planner*

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CENTER/DC&E*

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JANUARY 2014

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program is a tool to verify compliance with the mitigation measures outlined in the Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021. The Mitigation Monitoring Program was prepared in conformance with Section 21081.6 of the Public Resources Code and City of San Clemente Monitoring Requirements. Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (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 or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

1.2 EIR SUMMARY

The proposed project is a new San Clemente “Centennial” General Plan that meets California Code requirements for a general plan, a Strategic Implementation Program that implements the goals and policies of the General Plan, a Climate Action Plan, and the San Clemente Bicycle and Pedestrian Master Plan. The proposed General Plan revises the 1993 General Plan land use map, elements required by the State of California, and optional elements. The exception is the Housing Element, which was adopted separately in July 2011 and which is being updated separately from the new General Plan.

The San Clemente Centennial General Plan would allow development of up to 3,585 additional dwellings and up to 2,981,980 additional square feet of non-residential floor area, for totals of up to 29,567 residential dwelling units, 4,428,332 square feet of retail use, 8,834,477 square feet of office use, 2,981,980 square feet of industrial use, and 1,894,695 square feet institutional use.

1. Introduction

Proposed changes in land use and/or land use intensity are located predominantly in eight (8) “focus areas:” Camino de Estrella/Camino de Los Mares, Rancho San Clemente Business Park, Los Molinos, North Beach/North El Camino Real, Del Mar/T-Zone, Pier Bowl, South El Camino Real Area (West of Interstate 5), and South El Camino Real (East of Interstate 5).

1.3 PROJECT LOCATION

The City of San Clemente is in the southeastern corner of Orange County and is surrounded by the Pacific Ocean to the southwest, the cities of Dana Point and San Juan Capistrano to the northwest, unincorporated areas of Orange County to the north, and San Onofre State Beach and Camp Pendleton in unincorporated San Diego County to the southeast.

1.4 ENVIRONMENTAL IMPACTS

1.4.1 Impacts Considered Less Than Significant

Impacts to the following resources were identified as less than significant in the initial study or the DEIR:

- Aesthetics
- Agricultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Utilities and Service Systems

1.4.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

Impacts to the following resources were identified in the DEIR as less than significant after implementation of mitigation measures set forth in the DEIR:

- Biological Resources
- Cultural Resources

1. Introduction

1.4.3 Unavoidable Significant Adverse Impacts

Impacts to the following resources were identified as significant and unavoidable:

- Air Quality
- Greenhouse Gas Emissions
- Noise
- Transportation and Traffic

1. Introduction

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2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the City. The City's technical consultants (CEQA consultant, project engineer, biological consultant, noise consultant, archeologist, paleontologist, traffic consultant, etc.) may perform related monitoring tasks under the direction of the environmental monitor (if they are contracted by the City).

2.1.1 City of San Clemente

The City is the designated lead agency for the MMRP. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition. The City will rely on information provided by individual monitors (e.g., CEQA consultant, project engineer, noise consultant, archeologist, paleontologist, biologist, geologist, traffic consultant) as accurate and up to date, and will field-check mitigation measure status as required.

2.1.2 Mitigation Monitoring Team

The City may hire technical subconsultants, as needed, to assist with monitoring implementation and compliance of mitigation measures. Implementation includes in-field monitoring and compliance report preparation. Implementation disputes are brought to the City Planner.

The following summarizes key positions in the MMRP and their respective functions:

Monitoring Team

- **Technical Advisors:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, biological consultant, noise consultant, archeologist, paleontologist, and traffic consultant). Report directly to the environmental monitor.
- **City Planner:** Responsible for report review and first phase of dispute resolution.
- **Monitoring Program Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, and report preparation. Responsible for overall program administration and document/report clearinghouse.

2. Mitigation Monitoring Process

2.2 ARBITRATION RESOLUTION

If the mitigation monitor identifies a mitigation measure that, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the City Planner for resolution. The decision of the City Planner is final, unless appealed to the City Manager. The City Planner will have the authority to issue stop work orders until the dispute is resolved.

2.3 ENFORCEMENT

Agencies may enforce conditions of approval through their existing police power, using stop work orders, fines, infraction citations, or in some cases, notice of violation for tax purposes.

3. Mitigation Monitoring Requirements

Mitigation measures have been categorized in matrix format, as shown in Table 3-1. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

3. Mitigation Monitoring Requirements

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3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation and Monitoring Action	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.2 AIR QUALITY				
<p>2-1</p> <p>If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the South Coast Air Quality Management District (SCAQMD) adopted thresholds of significance, the City of San Clemente Planning Department shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include, but are not limited to:</p> <ul style="list-style-type: none"> • Requiring fugitive dust control measures that exceed SCAQMD's Rule 403, such as: <ul style="list-style-type: none"> ○ Requiring use of nontoxic soil stabilizers to reduce wind erosion. ○ Applying water every four hours to active soil-disturbing activities. ○ Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. • Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. • Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. • Limiting nonessential idling of construction equipment to no more than five consecutive minutes. • Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the SCAQMD's website at: http://www.aqmd.gov/prdas/brochures/Super- 	<p>Applicants for new developments and project construction contractors are responsible to implement SCAQMD rules; requires periodic inspection</p>	<p>Prior to construction and periodically during grading</p>	<p>Community Development Director</p>	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation and Monitoring Action	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Compliant_AIM.pdf.					
2-2	New industrial or warehousing land uses that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units (TRUs), and 2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of San Clemente Planning Department prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the South Coast Air Quality Management District. If the HRA shows that the incremental cancer risk exceeds one in one hundred thousand (1.0E-05) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.	Applicants for certain new industrial or warehousing developments to prepare and submit an HRA	Prior to grading permits	Community Development Director	
2-3	The City of San Clemente shall evaluate new development proposals with sensitive land uses (e.g., residential, schools, day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective (April 2005). Applicants for sensitive land uses that are within California Air Resources Board's recommended buffer distances shall submit a health risk assessment (HRA) to the City of San Clemente prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard	Applicants for sensitive land uses that are within the recommended buffer distances from specified types of sources of hazardous air emissions to prepare an HRA	Prior to grading permits	Community Development Director	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation and Monitoring Action	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Assessment (OEHHA) and the South Coast Air Quality Management District. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:</p> <ul style="list-style-type: none"> • Air intakes away from high-volume roadways and/or truck loading zones. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. <p>Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City's Planning Department.</p>				
<p>2-4 If it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be required, subject to Planning Director review and approval. Facilities that have the potential to generate nuisance odors include but are not limited to:</p> <ul style="list-style-type: none"> • Wastewater treatment plants • Composting, greenwaste, or recycling facilities • Fiberglass manufacturing facilities 	<p>Project applicant to prepare and submit an odor management plan for specified uses</p>	<p>Prior to grading permits</p>	<p>Community Development Director</p>	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation and Monitoring Action	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> • Painting/coating operations • Large-capacity coffee roasters • Food-processing facilities <p>If an odor management plan is determined to be required through CEQA review, the City shall require the project applicant to submit the plan prior to approval to ensure compliance with the South Coast Air Quality Management District's Rule 402, for nuisance odors. If applicable, the Odor Management Plan shall identify the best available control technologies for toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include but are not limited to scrubbers (e.g., air pollution control devices) at the industrial facility. T-BACTs identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.</p>				
5.3 BIOLOGICAL RESOURCES				
<p>3-1 The City of San Clemente shall require applicants for public and private development projects that disturb vacant land to prepare a biological resources survey. The biological resources survey shall be conducted by a qualified biologist and submitted to the City's Planning Department. The biological resources survey shall include, but not be limited to: Analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity; review of current land use and land ownership within the proposed development project vicinity; Assessment and mapping of vegetation communities present within the proposed development project vicinity; and general assessment of potential jurisdictional areas, including wetlands and riparian habitats.</p> <p>a. If the proposed development project site supports vegetation communities or mature trees that may provide habitat for special</p>	<p>Applicants of future development projects that disturb undeveloped land to prepare and submit biological resources survey</p>	<p>Prior to discretionary approval</p>	<p>Community Development Director</p>	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation and Monitoring Action	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>status plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area.</p> <p>b. If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species.</p> <p>c. If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required, in accordance with the California Endangered Species Act and Federal Endangered Species Act, to ensure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist would perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.</p> <p>d. If sensitive biological resources, including mature trees or wildlife corridors, are identified within or adjacent to the proposed development project area, as outlined in the biological resources report, the construction limits shall be clearly flagged to ensure impacts to sensitive biological resources and the wildlife corridor are avoided or minimized, to the extent feasible. Prior to implementing construction activities, the City of San Clemente shall require applicants to contract with a qualified biologist to verify that the flagging clearly delineates the construction limits and sensitive resources to be avoided.</p> <p>e. If sensitive biological resources are known to occur within or</p>				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation and Monitoring Action	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>adjacent to the proposed development project area, as outlined in the biological resources report, the City of San Clemente shall require applicants to contract with a qualified biologist to develop and implement a project-specific contractor training program to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and measures being implemented to avoid and/or minimize impacts to these species. Project Contractors shall be required to comply with the requirements of the program.</p> <p>f. If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may result from construction activities, as outlined in the biological resources report, the City may require that a developer retain a qualified biological monitor to be present during all or a portion of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be determined on a project-by-project basis. The qualified biological monitor shall be approved by the City on a project-by-project basis based on applicable experience with the sensitive biological resources that may be impacted by the proposed development project activities.</p>				
<p>3-2 The City of San Clemente shall require applicants of public and private development projects that have the potential to affect listed species to obtain written authorization from the U.S. Fish and Wildlife Service that the grading or construction activity is in compliance with regulations on the "take" of the listed species that would directly or indirectly be impacted. Any mitigation requirements set forth by such agencies shall be incorporated into the project's final design plans.</p>	<p>Applicants of development projects that have the potential to affect listed species</p>	<p>Prior to discretionary approval</p>	<p>Community Development Director</p>	
<p>3-3 The City of San Clemente shall require applicants of development projects that have the potential to affect jurisdictional waters of the US pursuant to the Clean Water Act to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined</p>	<p>Applicants of development projects that have the potential to affect jurisdictional resources</p>	<p>Prior to discretionary approval</p>	<p>Community Development Director</p>	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Responsibility for Implementation and Monitoring Action	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Mitigation Measure</p> <p>in the 1987 US Army Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the USACE Wetland Delineation Manual: Arid West Region (2008) to map the extent of wetlands and nonwetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation letter report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project.</p>				
<p>3-4</p> <p>The City of San Clemente shall require applicants to obtain permits for development projects that have the potential to impact jurisdictional waters, wetlands, and riparian habitat under the jurisdiction of the US Army Corps of Engineers, California Department of Fish and Wildlife, and/or San Diego Regional Water Quality Control Board. The agency authorization would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement</p>	<p>Applicants of development projects that have the potential to affect jurisdictional resources</p>	<p>Prior to discretionary approval</p>	<p>Community Development Director</p>	
<p>3-5</p> <p>The City of San Clemente shall require applicants of development projects that are within designated open space or identified as a major linkage/corridor (see Figure 5.3-6) to prepare a habitat connectivity evaluation. The results of the evaluation will be incorporated into the project's biological report required under Mitigation Measure 3-1. The habitat connectivity evaluation shall assess the potential for the project to adversely affect the intended functions of the wildlife corridor. The evaluation shall also identify project design features that would reduce potential impacts and maintain functionality of habitat and connectivity for wildlife movement. To this end, the City shall incorporate the following measures into projects that would propose development within these areas:</p> <ul style="list-style-type: none"> • Avoid known sensitive biological resources • Any lighting associated with the project in this area, including 	<p>Applicants of future development projects that are within designated open space or identified as a major linkage/corridor</p>	<p>Prior to grading permits</p>	<p>Community Development Director</p>	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation and Monitoring Action	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>street lights and residential lights, shall be of the minimum output required and shall be down-shielded to prevent excessive light bleed into adjacent areas</p> <ul style="list-style-type: none"> • Encourage development plans that maximize wildlife movement • Provide buffers between development and sensitive habitat areas • Any road crossings, bridges, culverts, etc., shall be constructed with soft bottoms with an openness ratio of at least 0.9 (openness ratio=height x width/length), and sized to accommodate the largest species that could use the facility, or as recommended by CDFW • Use native, drought-resistant plant species in landscape design 				
5.4 CULTURAL RESOURCES				
<p>4-1 City staff shall require applicants for development permits to provide studies by qualified archaeologists assessing the cultural and historical significance of any known archaeological resources on or next to each respective development site; and assessing the sensitivity of sites for buried archaeological resources. On properties where resources are identified, or that are determined to be moderately to highly sensitive for buried archaeological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements and shall be implemented by the project applicants:</p> <ul style="list-style-type: none"> a. An archaeologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities. b. Should any cultural/scientific resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director concurs in writing that 	Applicants for development permits	Prior to grading permits	Community Development Director	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation and Monitoring Action	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>adequate provisions are in place to protect these resources.</p> <p>c. Unanticipated discoveries shall be evaluated for significance by an Orange County Certified Professional Archaeologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University Fullerton or local archival facility, where available; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).</p>				
<p>4-2 City staff shall require applicants for development permits to provide studies by qualified paleontologists assessing the sensitivity of sites for buried paleontological resources. On properties determined to be moderately to highly sensitive for paleontological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist. The mitigation plan shall include the following requirements and shall be implemented by the project applicants:</p> <p>a. A paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities.</p> <p>b. Should any potentially significant fossil resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director concurs in writing that adequate provisions are in place to protect these resources.</p> <p>c. Unanticipated discoveries shall be evaluated for significance by an Orange County Certified Professional Paleontologist. If significance criteria are met, then the project shall be required to</p>	<p>Applicants for development permits</p>	<p>Prior to grading permits</p>	<p>Community Development Director</p>	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation and Monitoring Action	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University Fullerton or local archival facility, where available; and provide a comprehensive final report, including catalog with museum numbers.				
5.6 GREENHOUSE GAS EMISSIONS				
6-1 The City of San Clemente's Climate Action Plan is included as part of the proposed project. The CAP sets GHG reduction targets for the City to achieve. Additionally, the CAP includes measures for the City to implement in support of achieving the reduction targets. As shown in Table 5.6-8, the policies in the proposed General Plan are consistent with the CAP. No other additional measures to reduce GHG emissions are available.	Adoption of the CAP	Concurrent with Adoption of the Centennial General Plan	Community Development Director	
5.10 NOISE				
10-1 Prior to the issuance of building permits for projects that involve a noise-sensitive use within the 65 dBA CNEL contour (i.e., areas in or above 65 dBA CNEL) along major roadways, freeways, and railroads, the project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features (e.g., setbacks, berms, or sound walls), and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling) to ensure compliance with the City's Noise Compatibility Criteria and the California State Building Code and California Noise Insulation Standards (Title 24 and 21 of the California Code of Regulations).	Project property owner/developers for any project that involves a noise-sensitive use within the 65 dBA CNEL contour (i.e., areas in or above 65 dBA CNEL) along major roadways, freeways, and railroads to prepare and submit an acoustic study	Prior to the issuance of building permits	Community Development Director	
10-2 Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing nonessential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the	Applicants for construction activities associated with new development that occurs near sensitive receptors to prepare and submit an acoustic study	Prior to grading permits	Community Development Director	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation and Monitoring Action	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
extent feasible.				
10-3 New development that occurs within 200 feet of a railroad track (according to the FTA's vibration screening distances) shall be evaluated for potential vibration impacts. The project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features and/or required building construction improvements to ensure that vibration impacts would remain below acceptable levels of 0.08 RMS in/sec for residential uses.	Applicants for new developments within 200 feet of a railroad track to prepare and submit an acoustic/vibration study	Prior to discretionary approval	Community Development Director	
10-4 Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administrations vibration annoyance criterion of 78 VdB), additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).	Applicants for new developments that would use vibration-intensive construction methods to prepare and submit an acoustic/vibration study	Prior to discretionary approval	Community Development Director	
10-5 Industrial projects in the Los Molinos area would be required to provide evidence that vibration due to the operation of machinery would not adversely affect nearby vibration sensitive uses such as commercial, hotel, institutional, and residential uses. If vibration related to the operation of mechanical equipment is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administrations vibration annoyance criterion of 78 VdB).	Applicants for heavy industrial projects in the Los Molinos area to prepare and submit an acoustic/vibration study	Prior to discretionary approval	Community Development Director	
5.14 TRANSPORTATION AND TRAFFIC				
14-1 Table 5.14-15 (below) shows the intersection improvements that would be required categorized by each traffic scenario (i.e. "No FTC Conditions," "With FTC Conditions," etc.) to meet City's intersection minimum level of service.	Applicant shall install traffic improvements or submit fair share fees	Prior to discretionary approval	City Engineer/Public Works Director	

3. Mitigation Monitoring Requirements

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3. Mitigation Monitoring Requirements

Table 5.14-15 Summary of Intersection Impacts and Mitigation Measures

Intersection	Mitigation Measures	Scenario			
		No FTC	With FTC	With FTC and RD Alts	With FTC TE
Avenida Vista Hermosa and Camino Vera Cruz	Widen the intersection to provide an additional eastbound through and westbound through lane on Avenida Vista Hermosa, and a northbound left turn lane on Camino Vera Cruz. This mitigation will require public right-of-way acquisition and signal modifications.	X			
	Widen the intersection to provide an additional northbound left turn lane on Camino Vera Cruz. Restripe the westbound right turn lane on Avenida Vista Hermosa to a through lane. This mitigation will require that the Avenida Vista Hermosa westbound receiving leg have three lanes. This mitigation will require public right-of-way acquisition and signal modifications.				X
Avenida Pico and Los Molinos	Restripe the Los Molinos northbound approach to have one northbound left turn and one northbound shared through-right turn lane. This mitigation will require signal modifications.	X			
	Restripe the Los Molinos northbound approach to have one northbound shared through-left turn and one northbound right turn lane. This mitigation will require signal modifications.		X		
	Restripe the Avenida Pico northbound approach to have one northbound shared left-through lane and one northbound right turn lane. This mitigation will require public right-of-way acquisition and signal modifications.			X	
	Restripe the Los Molinos northbound approach to have one northbound shared left-through lane and one northbound right turn lane. Restripe the Avenida Pico westbound approach to have two left turn lanes, and two through lanes. This mitigation will require the Los Molinos southbound receiving have two receiving lanes. This mitigation will require public right-of-way acquisition and signal modifications.				X

Source: Fehr and Peers, 2013.
Notes: Only roadway segments which experience an impact under the analyzed scenarios are listed.
X = significant impact, FTC = Foothill Transit Corridor, RD = road diet, TE = Tesoro extension, ALT=alternative

3. Mitigation Monitoring Requirements

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4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to dispute arbitration enforcement resolution. Specific reports include:

Field Check Report
Implementation Compliance Report
Arbitration/Enforcement Report

4.1 FIELD CHECK REPORT

Field check reports are required to record in-field compliance and conditions.

4.2 IMPLEMENTATION COMPLIANCE REPORT

The Implementation Compliance Report (ICR) is prepared to document the implementation of mitigation measures on a phased basis, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 ARBITRATION/ENFORCEMENT REPORT

The Arbitration/Enforcement Report (AER) is prepared to document the outcome of arbitration committee review and becomes a portion of the ICR.

4. Mitigation Monitoring Reports

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5. Community Involvement

Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the arbitration committee by the general public.

5. Community Involvement

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6. Report Preparation

6.1 LIST OF PREPARERS

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Michael Milroy
Associate

6. Report Preparation

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