

8.0 CERTIFIED FINAL PROGRAM EIR NO. 591 MITIGATION

8.1 INTRODUCTION

The Dana Point Harbor Revitalization Program EIR No. 591 (State Clearinghouse Number 2003101142) was certified by the Orange County Board of Supervisors on January 31, 2006. The Program EIR evaluated the entire Harbor Revitalization Plan at a program, or conceptual, level of detail and provided project- or construction-level EIR analysis where possible, consistent with CEQA Guidelines Sections 15146 and 15168. Consistent with CEQA Guidelines, Section 15168, the County is proceeding with the SEIR, building upon and tiering on the analyses in the certified Program EIR to address the environmental impacts of the project. Therefore, the Marina Improvement Project is now being evaluated at a project or construction level. In accordance with CEQA Guidelines Section 15162, this SEIR is being prepared to focus on project details and environmental effects not identified at the time the Program EIR was certified.

Implementation of the Dana Point Harbor Revitalization Plan required a series of subsequent approvals by the City of Dana Point and the California Coastal Commission (CCC) to modify existing regulatory documents, including an amendment to the City's Local Coastal Program (LCPA). The LCPA includes a Land Use Plan (LUP) component and an Implementation Plan (IP) component. The LUP component of the LCPA for the proposed Dana Point Harbor Revitalization Project was approved with suggested modifications by the CCC on October 8, 2009. The IP component was approved with suggested modifications by the CCC on January 12, 2011.

During the public and regulatory review and approval process with the City and the CCC, refinements to the LUP in the form of various suggested modifications were made to the proposed LCPA. Due to the incorporation of additional policies, regulations, and development standards by the CCC as part of the LCPA review and certification process, the previously certified FEIR No. 591 prepared for the project required review to determine whether the previous conclusions remain valid. Therefore, an Addendum to FEIR No. 591 was prepared to provide a record of the changes resulting from the LCPA approval process that occurred subsequent to the certification of FEIR No. 591. The Addendum concluded that no new or more severe significant environmental effects were associated with the changes to the project that occurred since the 2006 FEIR No. 591 was certified.

The analysis contained in this SEIR incorporates by reference the documentation contained in the certified Dana Point Harbor Revitalization Plan Program EIR No. 591 and Addendum to FEIR No. 591. As stated in the Program EIR, applicable mitigation measures developed in the Program EIR shall be incorporated into subsequent actions in the Dana Point Harbor Revitalization Plan Program. Table 8.A includes a list of standard conditions and mitigation measures from the Certified Final Program EIR No. 591 that are deemed applicable to the Marina Improvement Project, and that are being carried forward and incorporated into the current project to reduce potential impacts.

The listed PDFs, SCA and MMs are restated verbatim as included in the certified Program FEIR. However, as described above, during the subsequent approval process for the LUP component of the LCPA, several of these measures were clarified and became LUP Policies within the revised Dana

Point Harbor Revitalization Plan Land Use Plan. Where applicable, the wording has been revised to be consistent with the approved LUP Policy, which is indicated in parenthesis.

Table 8.A: Final Program EIR Standard Conditions and Mitigation Applicable to the Marina Improvement Project

STANDARD CONDITION (SCA), PROJECT DESIGN FEATURE (PDF) OR MITIGATION MEASURE (MM)		RESPONSIBLE PARTY	TIME OF VERIFICATION
LAND USE AND PLANNING			
PDF 4.1-1	Construction phasing for new development shall be designed to minimize the disruption of vehicular and pedestrian access routes and parking availability <u>throughout the Harbor. In the event of temporary closures, alternate routes and clear directional signage will be provided.</u> (LUP Policy 8.1.1-34)	OC Dana Point Harbor	In the event of temporary closures during construction activities
MM 4.1-1a	Land uses and new development in Dana Point Harbor shall be consistent with the Dana Point Harbor Land Use Plan and applicable policies and regulations contained in the Dana Point Harbor Revitalization Plan and District Regulations. (LUP Policy 2.3.1-1)	OC Dana Point Harbor City of Dana Point Community Development Department California Coastal Commission	Coastal Development Permits
MM 4.1-3a	Access to the Marine Services Commercial areas shall be maintained during all construction phases. A Construction Management Plan shall be prepared identifying the configuration of construction staging areas temporary access routes, and parking areas and will be submitted with development permit applications. (LUP Policy 4.4.1-6)	OC Dana Point Harbor	Coastal Development Permits
MM 4.1-3b	A comprehensive signage program for public access shall be implemented in conjunction with the construction of the Commercial Core Area and subsequent Planning Areas within the Harbor to inform the public of the availability of and provide direction to public parking areas, coastal access and on-site recreational amenities. (LUP Policy 8.5.3-10)	OC Dana Point Harbor	Coastal Development Permits and Sign Permits
4.2 GEOLOGY AND SOILS			
MM 4.3-4	Site safety requirements shall address specifications of the Occupational Safety and Health Administration (OSHA). Applicable specifications prepared by OSHA related to earth resources consist of Section 29 CFR Part 1926, which are focused on worker safety in excavations.	OC Dana Point Harbor	Grading and Building Permits
MM 4.3-6	If cranes and pile-driving equipment are required, adequate setbacks shall be observed from bulkhead areas to prevent failures due to increased lateral and surcharge loads. (LUP Policy 8.6.7-9)	OC Dana Point Harbor	Coastal Development Permits, Grading and Building Permits
MM 4.3-9	Conformance with the latest Uniform Building Code, California Building Code, or International Building Code and County Ordinances can be expected to	Manager, OCPW/Subdivisions and Grading	Grading and Building Permits

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satisfactorily mitigate the effect of seismic ground shaking. Conformance with applicable codes and ordinances shall occur in conjunction with the issuance of Building Permits in order to ensure that over excavation of soft, broken rock and clayey soils within sheared zones will be required where development is planned. (LUP Policy 8.6.7-13)	Manager, OCPW/Building Permits OC Dana Point Harbor	
MM 4.3-14 Engineering design for all structures shall be based on the probability that new structures will be subjected to strong ground motion during the lifetime of development. Construction plans shall be subject to the County review and shall include applicable standards, which address seismic design parameters. (LUP Policy 8.6.7-14)	Manager, OCPW/Building Permits OC Dana Point Harbor	Grading and Building Permits
MM 4.3-15 Mitigation of earthquake ground shaking shall be incorporated into the design and construction in accordance with Uniform Building Code requirements and site-specific design. (LUP Policy 8.6.7-15)	Manager, OCPW/Building Permits OC Dana Point Harbor	Grading and Building Permits
<p>MM 4.3-19 Further investigation and detailed characterization of the existing fill conditions is required to identify the extent of the potential for liquefaction and includes:</p> <ul style="list-style-type: none"> • Recommended new building setback distances from the quay wall ranging from 2 to 3 times the height of the bulkhead wall for localized liquefaction and lateral spreading failure to several times the height of the revetment slope and bulkhead system for global seismic instability, to be considered during the planning and design phases of the project; • Supporting proposed structures on deep foundations extending into bedrock; • Stiffened floor slab designs; • Total or partial removal of the potentially liquefiable soils and replacement with compacted fill; • Soil remediation and site improvement. (LUP Policy 8.6.7-11) 	<p>Manager, OCPW/Subdivisions and Grading</p> <p>Manager, OCPW/Building Permits</p> <p>OC Dana Point Harbor</p>	Grading and Building Permits

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<p>MM 4.3-20 Further evaluation of lateral spreading potential is required. If it is found that the lateral spreading potential is high, then Mitigation Measures shall include:</p> <ul style="list-style-type: none"> • New building setback distances from the quay wall ranging from 2 to 3 times the height of the bulkhead wall; • Repair or replacement of existing seawall for site containment; • Total/partial removal of the potentially liquefiable soils and replacement with compacted fill; and/or • Soil remediation and site improvement. 	<p>Manager, OCPW/Subdivision and Grading</p> <p>Manager, OCPW/Building Permits</p> <p>OC Dana Point Harbor</p>	<p>Grading and Building Permits</p>
HYDROLOGY AND WATER QUALITY		
<p>SCA 4.4-4 OC Dana Point Harbor shall obtain coverage under the NPDES Statewide Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence of receipt of permit approval must be presented prior to the issuance of a Grading Permit. (LUP Policy 7.6.1-2)</p>	<p>Manager, OCPW/Subdivision and Grading</p> <p>OC Dana Point Harbor</p>	<p>Grading Permits</p>
<p>SCA 4.4-5 As required for obtaining any Grading or Building Permits, OC Dana Point Harbor shall demonstrate compliance under California’s General Permit for Stormwater Discharges Associated with Construction 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 or other proof of filing in a manner meeting the satisfaction of the Manager, OCPW/Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and available for review on request. (LUP Policy 7.6.1-3)</p>	<p>Manager, OCPW/Building Permit Services</p> <p>OC Dana Point Harbor</p>	<p>Grading and Building Permits</p>
<p>SCA 4.4-8 As required for obtaining any Grading or Building Permit (whichever comes first), OC Dana Point Harbor shall prepare a Water Quality Management Plan (WQMP) and/or a project-specific amendment specifically identifying Best Management Practices (BMPs) that will be used onsite to minimize the volume,</p>	<p>Manager, OCPW/Inspection Services</p> <p>OC Dana Point Harbor</p>	<p>Coastal Development Permits, Grading and Building Permits</p>

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<p>velocity and pollutant load of runoff, including measures to prevent, eliminate and/or otherwise effectively address dry weather nuisance flow. The WQMP shall follow the model WQMP prepared by the County Flood Control District, July 1, 2003 or the most recent version available. This WQMP or amendment thereto shall also demonstrate conformance with the policies and provisions governing Water Quality and Hydrology identified in Chapter 2 of the Dana Point Harbor Revitalization Plan, Resource Protection section including applicable provisions from the Project Design Features and Requirements section. The WQMP may include one or more of the following:</p> <ul style="list-style-type: none"> • Discuss regional water quality and/or watershed programs (if available for the Harbor); • Address and include Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas; • <i>Include the applicable Routine Source Control BMPs and where necessary Treatment Control BMPs as defined in the DAMP; and;</i> • Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (LUP Policy 7.6.1-5) 		
<p>SCA 4.4-9 As required for obtaining any Grading or Building Permits (whichever comes first), OC Dana Point Harbor shall include in the WQMP the following additional Priority Project information:</p> <ul style="list-style-type: none"> • Include post-construction Structural Treatment Control BMP(s) as defined in the DAMP; and • Include a conceptual Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for the 	<p>Manager, OCPW/Inspection Services OC Dana Point Harbor</p>	<p>Coastal Development Permits, Grading and Building Permits</p>

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<p>post-construction Treatment Control BMP(s); (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced Treatment Control BMP(s); and (3) describes the proposed mechanism for funding the long-term operation and maintenance of the referenced Treatment Control BMP(s). (LUP Policy 7.6.1-6)</p>		
<p>SCA 4.4-10 As required for obtaining a Certificate of Use and Occupancy, OC Dana Point Harbor shall confirm compliance with the WQMP, including:</p> <ul style="list-style-type: none"> • Demonstrate that all structural Best Management Practices (BMPs) described in the project’s WQMP have been implemented, constructed and installed in conformance with approved plans and specifications; • Demonstrate that the County of Orange Dana Point Harbor has complied with all non-structural BMPs described in the project’s WQMP; • Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP; and • Demonstrate that copies of the project’s approved WQMP (with attached O&M Plan) are available for each of the incoming occupants (LUP Policy 7.6.1-7) 	<p>Manager, OCPW/Inspection Services</p> <p>OC Dana Point Harbor</p>	<p>Certificates of Use and Occupancy</p>
<p>MM 4.4-1 OC Dana Point Harbor shall prepare an assessment of the potential impacts of inundation from a tsunami taking into account future sea-level rise on the existing and proposed building structures along the seawall. (LUP Policy 8.6.2-9)</p>	<p>Manager, OCPW/Current Planning</p> <p>OC Dana Point Harbor</p>	<p>Grading and Building Permits</p>
<p>MM 4.4-2 OC Dana Point Harbor shall prepare an assessment of the potential wave run-up from a seiche or tsunami near the Harbor during a major seismic event including but not limited to an event on the Newport-Inglewood Fault and/or San Jacinto Mountains Faults prior to submittal of the first coastal development permit for development of the Commercial Core. (LUP Policy 8.6.3-6)</p>	<p>Manager, OCPW/Current Planning</p> <p>OC Dana Point Harbor</p>	<p>Grading and Building Permits</p>

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TRANSPORTATION AND CIRCULATION			
PDF 4.5-1	The construction phasing plan for the Commercial Core includes early construction of the parking deck and ramp, augmenting parking for Harbor visitors and boaters.	OC Dana Point Harbor	Coastal Development Permits
PDF 4.5-2	A seasonal water taxi service may be incorporated throughout the Harbor to reduce average daily trips (ADTs) during peak Harbor usage days. (LUP Policy 6.2.3-11)	OC Dana Point Harbor	Coastal Development Permits
PDF 4.5-4	Designated boater drop-off areas and parking shall be provided in the Commercial Core. (LUP Policy 6.2.5-11)	OC Dana Point Harbor	Coastal Development Permits
SCA 4.5-1	Prior to the approval of any Coastal Development Permit or Grading Permit for Revitalization Plan Improvements, OC Dana Point Harbor shall prepare a construction-phase Parking Management Plan (PMP) that ensures public access will be retained to the extent it can be safely provided and to reduce construction congestion/conflicts. (LUP Policy 6.2.5-13)	OC Dana Point Harbor	Coastal Development Permits and Grading Permits
MM 4.5-2	OC Dana Point Harbor shall provide a construction sign program to direct Harbor visitors and boaters to available parking. (LUP Policy 8.5.3-9)	OC Dana Point Harbor	Coastal Development Permits, Grading and Building Permits
MM 4.5-3	Access to the Marine Services Commercial areas shall be maintained during all construction phases. A Construction Management Plan shall be prepared identifying the configuration of construction staging areas, temporary access routes and parking areas and will be submitted with development permit applications. (LUP Policy 4.4.1-6)	OC Dana Point Harbor	Grading and Building Permits
MM 4.5-7	OC Dana Point Harbor shall prepare a Traffic Management Plan (TMP) to include a provision for use of offsite locations for parking for peak Harbor use periods as necessary. (LUP Policy 6.2.5-14)	Manager, OCPW/Road Division OC Dana Point Harbor	Grading and Building Permits
AIR QUALITY			
PDF 4.6-3	Reduction of vehicle trips is achieved by implementing the Transportation Management Plan, including: <ul style="list-style-type: none"> Seasonal water taxi service; 	OC Dana Point Harbor	Coastal Development Permit and Traffic Management Plan Approval

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<ul style="list-style-type: none"> • Visitor boat slips and dingy docks located near restaurants and retail areas; and • Phased construction of the Revitalization Plan Improvements will minimize the size of areas subject to disruption from construction activities. 		
<p>MM 4.6-1 Prior to the start of construction, the Chief Engineer or Director, OC DPHD, or his designee, in consultation with the Manager, OCPW/Environmental Planning, shall confirm that the plans and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the South Coast Air Quality Management Districts Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures will reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> • On-site vehicles speed shall be limited to 15 miles per hour (mph); • All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized; • If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and • All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. 	<p>Manager, OCPW/Environmental Planning</p> <p>OC Dana Point Harbor</p>	<p>Grading and Building Permits</p>
<p>MM 4.6-2 Prior to approval of the project plans and specifications, the Chief Engineer or Director, OC DPHD, or his designee, in consultation with the Manager, OCPW/Environmental Planning, shall confirm that the plans and specifications stipulate that, in compliance with SCAQMD Rule 403, ozone precursor emissions from</p>	<p>Manager, OCPW/Environmental Planning</p> <p>OC Dana Point Harbor</p>	<p>Grading and Building Permits</p>

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STANDARD CONDITION (SCA), PROJECT DESIGN FEATURE (PDF) OR MITIGATION MEASURE (MM)	RESPONSIBLE PARTY	TIME OF VERIFICATION
<p>construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer’s specifications, to the satisfaction of the Resident Engineer. The County Inspector will be responsible for ensuring that contractors comply with this measure during construction.</p>		
<p>MM 4.6-6 In order to reduce operational energy usage and reduce energy production air emissions, Harbor projects are required at a minimum to comply with Title 24 of the California Code of Regulations established by the California Energy Commission regarding energy conservation. (LUP Policy 8.9.1-11)</p>	OC Dana Point Harbor	Building Permits
NOISE		
<p>SCA 4.9-1 Prior to approval of the project plans and specifications by the DPHD, Chief Engineer, or his designee, in consultation with the Manager, OCPW/Environmental Planning, shall confirm that the plans and specifications stipulate that construction activities shall be limited to 7:00 a.m. to 8:00 p.m. on weekdays, including Saturdays, and no construction on Sundays and holidays. The County inspector will be responsible for ensuring that contractors comply with this measure during construction.</p>	DPHD/Chief Engineer Manager OCPW/Environmental Planning OC Dana Point Harbor	Grading and Building Permits
<p>SCA 4.9-2 Prior to the issuance of any Grading or Building Permits, OC Dana Point Harbor shall prepare or obtain an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by Harbor land uses during their operation shall be controlled in compliance with the Orange County Codified Ordinances, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified acoustical consultant and shall describe the noise generation potential of the project during its operation and the noise Mitigation Measures, if needed, which shall be included in the plans and specifications for the project to assure compliance with Orange County Codified Ordinances, Division 6 (Noise Control). (LUP Policy 8.1.1-24)</p>	OC Dana Point Harbor	Grading and Building Permits

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SCA 4.9-3	Prior to approval of project plans, OC Dana Point shall confirm that the plans and specifications stipulate that stockpiling and vehicle staging areas shall be located as far as practical from noise-sensitive receptors during construction activities. (LUP Policy 8.1.1-25)	DPHD, Chief Engineer Manager, OCPW/Environmental Planning OC Dana Point Harbor
SCA 4.9-4	OC Dana Point Harbor shall confirm that grading and drainage plans are reviewed with a geotechnical report and that the plans include the following notes: a. All construction vehicles and equipment, fixed or mobile operated within 1,000 ft of a dwelling, shall be equipped with properly operating and maintained mufflers; b. All operations shall comply with the County’s Noise Ordinance; and c. Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (LUP Policy 8.1.1-32)	Manager, OCPW/Subdivisions and Grading OC Dana Point Harbor
MM 4.9-2	For projects within 1,000 ft of sensitive receptors, impact equipment (e.g., jack hammers, pile drivers, and rock drills) used for construction shall be hydraulically or electrical powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.	OC Dana Point Harbor
MM 4.9-3	For projects within 1,000 ft sensitive receptors, sonic or vibratory pile drivers shall be used instead of impact pile drivers (sonic pile drivers are only effective in some soils) whenever possible. If sonic or vibratory pile drivers are not feasible, acoustical enclosures shall be provided as necessary to ensure that pile-driving noise does not exceed speech interference criterion at the closest sensitive receptor. Engine and pneumatic exhaust controls on pile drivers shall be required as necessary to ensure that exhaust noise from pile driver engines is minimized to the extent feasible. Where feasible, pile holes shall be pre-drilled to reduce potential noise and vibration impacts.	OC Dana Point Harbor

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BIOLOGICAL RESOURCES		
<p>MM 4.7-2 If an active nest of any bird species listed pursuant to the federal or California Endangered Species Act, California bird species of special concern or a wading bird (heron or egrets) as well as owls or raptors is found, construction activities within 300 feet (500 feet from any identified raptor nest) shall not exceed noise levels of 65 dB peak until the nest(s) is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Surveys for the above bird species during their breeding season shall be conducted by a qualified biologist prior to commencement of construction. (LUP Policy 7.1.2-4)</p>	<p>Manager, OCPW/Environmental Planning OC Dana Point Harbor</p>	<p>Grading and Building Permits (for work being completed during the breeding season February 1 through August 15)</p>
<p>MM 4.7-3 The following measures shall be utilized to protect nesting habitat of the raptors (red tailed hawk, Cooper’s hawk, osprey, etc):</p> <ul style="list-style-type: none"> • If work is scheduled to be performed during the breeding season of any raptor (February 1 through August 15), a preconstruction survey within 500 ft of the site for raptor nests shall be performed by a qualified biologist to document the presence/absence of all nesting raptors; and • If active raptor nests are found, a buffer of 500 ft in diameter should be established around the nest and no construction activity shall occur within that buffer until the young have fledged. 	<p>Manager, OCPW/Environmental Planning OC Dana Point Harbor</p>	<p>Grading and Building Permits (for work being completed during the breeding season February 1 through August 15)</p>
<p>MM 4.7-4 In order to minimize indirect impacts on biological resources that may be related to noise and construction activity, the OC Dana Point Harbor shall implement the following Best Management Practices (BMPs) prior to or during construction activities.</p> <ul style="list-style-type: none"> • Limit construction and all project activities to a well-defined area; and • Construction limits shall be fenced or flagged adjacent to preserved trees and/or sensitive habitats to avoid direct impacts. 	<p>Manager, OCPW/Environmental Planning OC Dana Point Harbor</p>	<p>Grading and Building Permits</p>

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<p>MM 4.7-5 Future waterside improvements to the east and west of the breakwaters (Planning Areas 8, 11 &12) shall be reconstructed within the seaward footprint of the existing structures except as necessary to provide for public safety or public access. Construction activities taking place below the mean higher high water (MHHW) mark shall prepare a focused marine biological survey to determine if sensitive species are present. (LUP Policy 7.2.1-15)</p>	OC Dana Point Harbor	Coastal Development Permits
<p>MM 4.7-6 OC Dana Point Harbor shall require that standard BMPs be utilized in order to ensure impacts to water quality or the marine environment are minimized and include:</p> <ul style="list-style-type: none"> • Erosion to be controlled by landscaping (leave existing vegetation in place where possible), paving and drainage structures; • Perimeter barriers, such as berms or sand bags around all construction sites to catch run-off; • Tracking controls, such as rumble strips and gravel strips will be used to minimize dirt being tracked into and out of the project site; • Harbor basin inlets shall be protected by placing sediment barriers, such as wire mesh and gravel filter to intercept debris and soil runoff; and • Appropriate housekeeping activities to minimize the potential for pollutants from material storage or construction activities. (LUP Policy 7.2.1-16) 	<p>Manager, OCPW/Subdivisions and Grading</p> <p>OC Dana Point Harbor</p>	Grading and Building Permits
AESTHETICS		
<p>PDF 4.2-9 The design and layout of the future developments shall be consistent with the approved Land Use Plan and preserve views of the bluff area. (LUP Policy 8.2.1-7)</p>	OC Dana Point Harbor	Coastal Development Permits and Building Permits
<p>PDF 4.2-19 All exterior lighting will be designed and located to avoid intrusive effects on the adjacent uses atop the bluffs and Doheny State Beach. New light fixtures will be designed to direct light on-site, away from other areas and where feasible (not interfering with public safety), minimize impacts to nesting birds or other</p>	OC Dana Point Harbor	Coastal Development Permits and Building Permits

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sensitive biological resource areas within the boundaries of the LCP. (LUP Policy 8.4.1-9)		
MM 4.2-4 Prior to the issuance of a building permit, an Exterior Lighting Plan (including outdoor recreation areas) for all proposed improvements shall be prepared. The lighting plan shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The Lighting Plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property. The Lighting Plan shall be subject to review and approval by OC Dana Point Harbor.	OC Dana Point Harbor	Building Permits
RECREATION		
PDF 4.12-3 Maintain and enhance boating use through the provision of various amenities to the waterside areas, including but not limited to improved boater drop-off areas, designated boater parking, upgraded boater service buildings and restrooms and dinghy docks planned to be relocated adjacent to Planning Area 2. (LUP Policy 4.1.1-5)	OC Dana Point Harbor	Coastal Development Permits
HAZARDS AND HAZARDOUS MATERIALS		
MM 4.8-4 Any transformers to be relocated during site construction/demolition should be conducted under the purview of the local utility purveyor to identify property handling procedures regarding potential PCBs.	Manager, OCPW/Environmental Planning OC Dana Point Harbor	Grading and Building Permits
MM 4.8-9 If unknown wastes or suspect materials are discovered during construction that the contractor believes may be or contain hazardous waste or materials, the contractor shall: <ul style="list-style-type: none"> • Immediately stop work in the vicinity of the suspected contaminant, and remove workers and the public from the area; • Notify the Project Engineer of the implementing agency; • Secure the area as directed by the Project Engineer; and • Notify the implementing agency’s hazardous waste/materials coordinator. 	OC Dana Point Harbor	Grading and Building Permits

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MM 4.8-10	OC Dana Point Harbor or its designee shall store, manifest, transport, and dispose of all on-site generated waste that meets hazardous waste criteria in accordance with California Code of Regulations Title 22 and in a manner to the satisfaction of the Manager, HCA/Hazardous Materials Program. The County shall keep storage, transportation, and disposal records on site and open for inspection to any government agency upon request.	OC Dana Point Harbor	Ongoing Operations
MM 4.8-18	All finishing products used on site shall meet applicable SCAQMD regulations for solvent content, as required by SCAQMD Rules 1102 and 1171.	OC Dana Point Harbor	Grading and Building Permits
MM 4.8-19	All uses of solvents shall be conducted in adherence to California OSHA regulations for exposure of workers during construction activities as required by CCR Title 8.	OC Dana Point Harbor	Grading and Building Permits
PUBLIC SERVICES AND UTILITIES			
Police Protection:			
MM 4.10-7	Construction shall not block the main navigational channels of Planning Areas 8 through 12.	OC Dana Point Harbor	Coastal Development Permits
MM 4.10-8	The emergency alley behind the Harbor Patrol office shall not be blocked during construction activities.	OC Sherriff, Harbor Patrol OC Dana Point Harbor	Grading and Building Permits
Utilities:			
PDF 4.10-2	New utilities will be located underground to the extent feasible as part of the Project development. Utility undergrounding activities will be coordinated with the utility providers to ensure that service to adjoining utility customers is not interrupted.	OC Dana Point Harbor	Coastal Development Permits, Grading and Building Permits
MM 4.10-9	The County of Orange shall continue to comply with the Building Code and Title 24 of the California Administrative Code relating to energy conservation.	OC Dana Point Harbor	Building Permits
MM 4.10-10	Electrical, natural gas, and cable television services and equipment locations shall be coordinated with the applicable utility providers. Electrical, natural gas, and cable television services and equipment locations shall be coordinated with the applicable utility providers.	OC Dana Point Harbor	Coastal Development Permits, Grading and Building Permits